Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1306/620 Collins Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $295,000

Median sale price

Median price $447,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

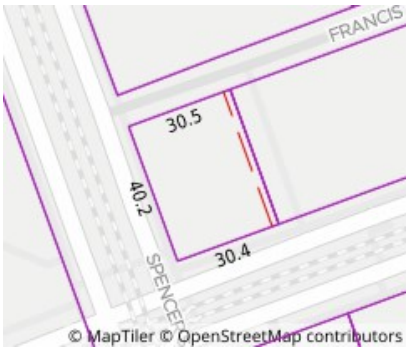
	Address of comparable property	Price	Date of sale
1	1903/480 Collins St MELBOURNE 3000	$291,000	13/03/2025
2	4907/568 Collins St MELBOURNE 3000	$278,000	20/02/2025
3	906/620 Collins St MELBOURNE 3000	$280,000	12/02/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 04/06/2025 13:58

1306/620 Collins Street, Melbourne Vic 3000



1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$295,000
Median Unit Price
March quarter 2025: $447,000

Comparable Properties



1903/480 Collins St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $291,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment
Land Size: 1400 sqm approx

Agent Comments



4907/568 Collins St MELBOURNE 3000 (REI/VG)

1 2 -

Price: $278,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: Apartment

Agent Comments



906/620 Collins St MELBOURNE 3000 (VG)

1 - -

Price: $280,000
Method: Sale
Date: 12/02/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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