Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale ***Sections 47AF of the Estate Agents Act 1980***

Address Including suburb & postcode	23/243 Collins Street, Melbourne VIC 3000

Indicative selling price

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

Single price	X	or range between	$449,000	&	$485,000

Median sale price

Median price	$470,000	Property type	Apartment	Suburb	Melbourne
Period - from	01/01/25	to	31/12/25	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	Sale Date	Size	Bed	Bath	Car
1. 12/377 Little Collins Street	$465,000	21/11/25	46.8m2	1	1	0
2. 907/31 Spring Street	$450,000	20/03/26	54m2	1	1	0
3. 309/29 Market Street	$475,000	02/04/26	56m2	1	1	0

This Statement of Information was prepared on: 28/04/26

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 701/394 Collins Street	$435,000	21/08/25	51m2	1	1	0
5. 211/336 Russell Street	$460,000	12/11/25	49m2	1	1	1
6. 23/243 Collins Street	$503,000	02/03/23	55m2	1	1	0

Material Fact to disclose	Rental Potential (pw)
Yes – The manager reported that the roof and gutters require repair or potential replacement. Owners Corporation are investigating ownership/responsibility.	$500pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,154.59	$737.01	$3,928.92	$5,820.52

Size	Year Built	# In Complex/Block	Facilities
55m2	1884, top two floors added 1912, converted 2008	30	None

Owners Corporation	Chattels
Alliance Owners Corporation P: 03 9530 3915	All fixed floor coverings, electric light fittings, dishwasher & window furnishings (Furniture as inspected is able to be purchased at an additional price)

Building	Sale Method	Terms
Merigold on Collins	Deadline Sale 19/05/26 @ 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.