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	805/182 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	$490,000	&	$520,000

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. 104/166 Flinders St	$560,000	07/04/26	67m2	2	1	0
2. 205/9 Degraves St	$535,000	02/03/26	64m2	2	1	0
3. 5/108 Flinders St	$530,000	14/04/2026	61.34m2	2	1	0

This Statement of Information was prepared on: 21/05/26

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 606/182 Collins Street	$530,000	17/07/25	62m2	2	1	0
5. 203/217 A'Beckett St	$478,800	26/05/25	74m2	2	1	1
6. 519/422 Collins St	$580,000	08/04/25	65m2	2	1	0

Material Fact to disclose	Current Rent	Rental Potential (pw)
Yes - Facade work pending, this is costed in the long term maintenance plan. The quotes have been approved, awaiting council permits before work is undertaken.	N/A	$700-$750pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,210.39	$1,149.64	$9,689.52	$12,049.55

Size	Year Built	# In Complex/Block	Facilities
62m2	1915. Refurbished, sub-divided and converted with ground level retail in 1988	57	None

Owners Corporation	Chattels
Access Strata Management P: 03 8872 7999	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Clyde House	Private Sale	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.