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	405/336 Russell 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	$620,000	&	$670,000

Median sale price

Median price	$470,000	Property type	Apartment	Suburb	Melbourne 3000
Period - from	01/01/25	to	31/12/25	Source	REIV

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

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: 26/05/26

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
1. 4/336 Russell Street	$660,000	17/04/26	85m2	2	2	1
2. 202/350 La Trobe Street	$550,000	10/10/25	84m2	2	1	1
3. 1003/336 Russell Street	$587,000	29/03/25	63m2	2	1	1
4. 31/131 La Trobe Street	$675,000	29/10/25	103m2	2	2	1
5. 4/392 Russell Street	$598,000	27/05/25	72m2	2	1	0
6. 501D/340 Russell Street	$650,000	27/05/25	74m2	2	1	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	$775 - $825

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,307.04	$737.01	$9,800.20	$11,844.25

Size	Year Built	# In Complex/Block	Facilities
65m2	1940-1943	399 / 96	Gym, pool, sauna, steam room, conference room, gardens & BBQs

Owners Corporation	Chattels
The Knight P: 03 9509 3144	All fixed floor coverings, electric light fittings, dishwasher, window furnishings, floating entertainment cabinet in living room

Building	Sale Method	Terms
Deco Tower (Concept Blue)	Deadline Sale 23/06/26 at 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.