Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	**30/09/2026**

Property offered for sale

Address Including suburb and postcode	1010/422 Collins Street, Melbourne VIC 3000

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
Apartment	1	1	0	43m2	46m2

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	$		
or			
Range between	$330,000	&	$350,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price	$330,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$478,000	Property type	*Apartment*	Suburb	Melbourne 3000
Period: from	01/07/2025	to	30/06/2026	Source	REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
703/182 Collins Street, Melbourne	$350,000	19/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	1	1	0	44m2	

Comparable property 2

Address	Sale price	Date of sale
613/17 Singers Lane, Melbourne	$340,000	17/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	1	1	0	40.5m2	

Comparable property 3

Address	Sale price	Date of sale
701/36 La Trobe Street	$350,000	19/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	1	1	0	44m2	

Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$324,000
Unconditional sale date	5/11/2026

Harcourts Melbourne City

Property Information



1010/422 Collins St, Melbourne

1 | 1 | 0

46m2

Council Rates: $952.80*

Water Rates: $770.00*

OC Fees: $3,158.82*

Total approx pa. $4,881.62*

*All figures are approximate

Building Occupancy



*Data from domain.com.au

Year Built: 1924. Fully refurbished with the addition of two extra levels in 2001.

No. of Units in Complex: 219

Facilities: None

Owners Corporation: LR Reed - 03 8684 8888

Current Rent & Lease Expiry:
Not Applicable

Rental Potential (pw):
$525 - $550

Particulars of Sale

Material Fact to Disclose

Yes - Facade restoration pending, funds already on hand

Sale Method

Deadline Sale - 20/10/2026 12:00pm

Terms of Sale

10% Deposit - Settlement 30 days

Chattels

All fixed floor fittings, electric light fittings & window furnishings

Additional Comparable Sales

421/422 Collins Street
1 bed | 1 bath | 0 car | 45m2
Sold for $350,000 in February 2026

1011/422 Collins Street
1 bed | 1 bath | 0 car | 43m2
Sold for $335,000 in November 2023

501/318 Little Bourke Street
1 bed | 1 bath | 0 car | 45m2
Sold for $335,000 in August 2024