

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

702/118 Russell Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$538,000

Median sale price

Median price

\$478,888

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2026

to

31/03/2026

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	1605/318 Queen St MELBOURNE 3000	\$530,000	27/05/2026
2	205/9 Degrares St MELBOURNE 3000	\$535,000	02/03/2026
3	1910/639 Lonsdale St MELBOURNE 3000	\$540,000	14/12/2025

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:

10/06/2026 14:32



2
 1
 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$538,000

Median Unit Price

March quarter 2026: \$478,888

Comparable Properties



1605/318 Queen St MELBOURNE 3000 (REI)

Agent Comments

2
 2
 -

Price: \$530,000

Method: Private Sale

Date: 27/05/2026

Property Type: Apartment



205/9 Degrares St MELBOURNE 3000 (REI/VG)

Agent Comments

2
 1
 -

Price: \$535,000

Method: Private Sale

Date: 02/03/2026

Property Type: Apartment



1910/639 Lonsdale St MELBOURNE 3000 (VG)

Agent Comments

2
 -
 -

Price: \$540,000

Method: Sale

Date: 14/12/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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