

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

1902/433 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2025

to

30/09/2025

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	15/297 Dorcas St SOUTH MELBOURNE 3205	\$1,750,000	28/09/2025
2	242 Adderley St WEST MELBOURNE 3003	\$1,740,000	23/08/2025
3	701/118 Russell St MELBOURNE 3000	\$1,660,000	05/06/2025

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:

22/10/2025 15:01



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median Unit Price
September quarter 2025: \$470,000

Comparable Properties



15/297 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 28/09/2025
Property Type: Apartment
Land Size: 192 sqm approx



242 Adderley St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$1,740,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)



701/118 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment