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<br>Including suburb and postcode | 5502/568-580 COLLINS STREET MELBOURNE VIC 3000 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $465,000 | & | $505,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $407,000 | Property type | Unit | Suburb | Melbourne |
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 1406/568-580 COLLINS STREET MELBOURNE VIC 3000 | $440,000 | 04-Sep-25 |
| 3702/568-580 COLLINS STREET MELBOURNE VIC 3000 | $495,000 | 08-Aug-25 |
| 4805/568-580 COLLINS STREET MELBOURNE VIC 3000 | $460,000 | 16-Jun-25 |

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 6 months.~~

This Statement of Information was prepared on: 20 November 2025

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**1406/568-580 COLLINS STREET MELBOURNE VIC 3000**

2 1 1

Sold Price **$440,000** Sold Date **04-Sep-25**

Distance **0km**

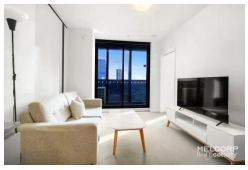


**3702/568-580 COLLINS STREET MELBOURNE VIC 3000**

2 1 1

Sold Price **$495,000** Sold Date **08-Aug-25**

Distance **0km**



**4805/568-580 COLLINS STREET MELBOURNE VIC 3000**

2 1 1

Sold Price **$460,000** Sold Date **16-Jun-25**

Distance **0km**



**2108/620 COLLINS STREET MELBOURNE VIC 3000**

2 1 1

Sold Price **$485,000** Sold Date **13-Aug-25**

Distance **0.1km**

**RS** = Recent sale **UN** = Undisclosed Sale

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