

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 3301/568-580 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$405,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2025

to 31/12/2025

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 | 1503/243 Franklin St MELBOURNE 3000 | \$400,000 | 27/01/2026 |
| 2 | 2712/80 Abeckett St MELBOURNE 3000 | \$412,000 | 15/01/2026 |
| 3 | 2205/568 Collins St MELBOURNE 3000 | \$400,000 | 07/03/2025 |

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:

23/02/2026 17:09



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$405,000

Median Unit Price
December quarter 2025: \$500,000

Comparable Properties



1503/243 Franklin St MELBOURNE 3000 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 27/01/2026
Property Type: Apartment



2712/80 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$412,000
Method: Private Sale
Date: 15/01/2026
Property Type: Apartment



2205/568 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 07/03/2025
Property Type: Apartment

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



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