

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

2601/265 EXHIBITION 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

\$1,295,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 2026

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

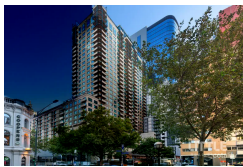
Date of sale

2610/265 EXHIBITION STREET MELBOURNE VIC 3000	\$1,328,000	06-Jan-26
56 HAYWARD LANE MELBOURNE VIC 3000	\$1,420,000	25-Mar-26
5002/318 RUSSELL STREET MELBOURNE VIC 3000	\$1,365,000	02-May-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: 16 June 2026



2610/265 EXHIBITION STREET
MELBOURNE VIC 3000

3 2 2

Sold Price **\$1,328,000** Sold Date **06-Jan-26**

Distance **0km**

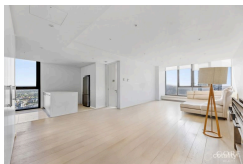


56 HAYWARD LANE MELBOURNE
VIC 3000

3 2 1

Sold Price **\$1,420,000** Sold Date **25-Mar-26**

Distance **0.16km**



5002/318 RUSSELL STREET
MELBOURNE VIC 3000

3 2 1

Sold Price **\$1,365,000** Sold Date **02-May-25**

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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