

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

11/377 Little Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$516,000 Property Type Unit Suburb Melbourne

Period - From 25/03/2025 to 24/03/2026 Source Property Data

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	6103/370 Queen St MELBOURNE 3000	\$545,000	10/12/2025
2	1401/576 St Kilda Rd MELBOURNE 3004	\$600,000	28/11/2025
3	3601/464 Collins St MELBOURNE 3000	\$567,500	21/11/2025

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:

25/03/2026 15:49



1 bed 1 bath 0 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median Unit Price
25/03/2025 - 24/03/2026: \$516,000

Comparable Properties

6103/370 Queen St MELBOURNE 3000 (VG)

Agent Comments

1 bed - bath - car

Price: \$545,000
Method: Sale
Date: 10/12/2025
Property Type: Flat/Unit/Apartment (Res)



1401/576 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

1 bed - bath - car

Price: \$600,000
Method: Sale
Date: 28/11/2025
Property Type: Subdivided Flat - Single OYO Flat

3601/464 Collins St MELBOURNE 3000 (VG)

Agent Comments

1 bed - bath - car

Price: \$567,500
Method: Sale
Date: 21/11/2025
Property Type: Flat/Unit/Apartment (Res)