

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

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

201/299-319 QUEEN STREET MELBOURNE VIC 3000	\$1,430,000	24-Apr-25
2610/265 EXHIBITION STREET MELBOURNE VIC 3000	\$1,328,000	06-Jan-26
5303/63 LA TROBE STREET MELBOURNE VIC 3000	\$1,480,000	29-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: 30 March 2026

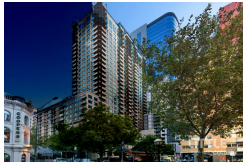


**201/299-319 QUEEN STREET
 MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,430,000** Sold Date **24-Apr-25**

Distance **0.92km**

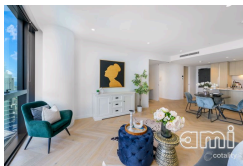


**2610/265 EXHIBITION STREET
 MELBOURNE VIC 3000**

3 2 2

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

Distance **0km**



**5303/63 LA TROBE STREET
 MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,480,000** Sold Date **29-May-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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