

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 601 & 602/302 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2025 to 30/09/2025 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 | 6/25 Windsor PI MELBOURNE 3000 | \$2,000,000 | 04/11/2025 |
| 2 | 112/350 St Kilda Rd MELBOURNE 3004 | \$2,151,000 | 17/06/2025 |
| 3 | 401/201 Ferrars St SOUTH MELBOURNE 3205 | \$2,360,000 | 24/05/2025 |

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: 19/11/2025 11:28



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median Unit Price
September quarter 2025: \$470,000

Comparable Properties



6/25 Windsor PI MELBOURNE 3000 (REI)

Agent Comments

3 2 1

Price: \$2,000,000
Method: Private Sale
Date: 04/11/2025
Property Type: Apartment



112/350 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$2,151,000
Method: Private Sale
Date: 17/06/2025
Property Type: Apartment



401/201 Ferrars St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 2

Price: \$2,360,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Apartment

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



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