

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	4409/568 Collins Street, Melbourne, VIC 3000
---	--

Indicative selling price

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

Price Range	\$325,000	&	\$335,000
-------------	-----------	---	-----------

Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	23/12/2024	to	23/12/2025	Source	www.propertydata.com.au

Comparable property sales

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
L14 1406/568 COLLINS STREET, MELBOURNE VIC 3000	\$340	26/09/2025
4406/568 COLLINS STREET, MELBOURNE VIC 3000	\$332,000	28/10/2025
5501/568 COLLINS STREET, MELBOURNE VIC 3000	\$382,500	23/03/2025

This Statement of Information was prepared on: 23/12/2025