

# 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

45/2 Exhibition Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Melbourne

Period - From 05/03/2025 to 04/03/2026 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	701/131 Smith St FITZROY 3065	\$3,125,000	25/11/2025
2			
3			

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: 05/03/2026 14:42



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**Property Type:** Apartment  
**Land Size:** 275 ( approx ) sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
05/03/2025 - 04/03/2026: \$1,180,000

## Comparable Properties



**701/131 Smith St FITZROY 3065 (REI)**

[Agent Comments](#)

3 2 3

**Price:** \$3,125,000  
**Method:** Private Sale  
**Date:** 25/11/2025  
**Property Type:** Apartment

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.