

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

608/181 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,999

Property type

Other

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

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

1905/68 LA TROBE STREET MELBOURNE VIC 3000	\$600,000	27-Jun-25
3207/483 SWANSTON STREET MELBOURNE VIC 3000	\$600,000	09-Feb-25
3110/200 SPENCER STREET MELBOURNE VIC 3000	\$600,000	18-Jul-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: 07 August 2025



**1905/68 LA TROBE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **27-Jun-25**

Distance **0.48km**



**3207/483 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$600,000** Sold Date **09-Feb-25**

Distance **0.83km**



**3110/200 SPENCER STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **\$600,000** Sold Date **18-Jul-25**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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