

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

2211/222 RUSSELL 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

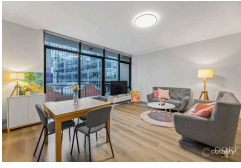
Date of sale

201/28 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$790,000	12-Feb-26
5204/560 LONSDALE STREET MELBOURNE VIC 3000	\$785,000	23-Dec-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: 06 April 2026



**201/28 LITTLE LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

^{RS} **\$790,000**

Sold Date

12-Feb-26

3 1 1

Distance

0.4km



**5204/560 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price

\$785,000

Sold Date

23-Dec-25

2 2 1

Distance

1.12km

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

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