

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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

1109/265 EXHIBITION STREET MELBOURNE VIC 3000	\$730,000	21-Apr-25
911/265 EXHIBITION STREET MELBOURNE VIC 3000	\$730,000	29-Jul-25
1302/265 EXHIBITION STREET MELBOURNE VIC 3000	\$711,000	18-Nov-24

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: 18 May 2026



**1109/265 EXHIBITION STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$730,000** Sold Date **21-Apr-25**

Distance **0.2km**



**911/265 EXHIBITION STREET
MELBOURNE VIC 3000**

 2  2  3

Sold Price Sold Date **29-Jul-25**

Distance **0.2km**



**1302/265 EXHIBITION STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$711,000** Sold Date **18-Nov-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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