

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

9/287-293 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

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

2303/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$380,000	06-Mar-25
1310/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$378,000	09-Dec-24
2711/23 MACKENZIE STREET MELBOURNE VIC 3000	\$360,000	03-Oct-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: 19 March 2025



2303/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price

^{RS} **\$380,000**

Sold Date **06-Mar-25**

Distance **1.42km**



1310/22-24 JANE BELL LANE MELBOURNE VIC 3000

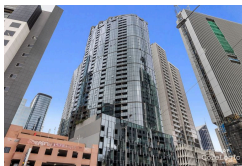
 1  1  -

Sold Price

\$378,000

Sold Date **09-Dec-24**

Distance **0.33km**



2711/23 MACKENZIE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price

^{RS} **\$360,000**

Sold Date **03-Oct-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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