



STATEMENT OF INFORMATION

306/336 RUSSELL STREET, MELBOURNE, VIC 3000

PREPARED BY CRAIG PATTERSON REAL ESTATE, 98 ELGIN ST CARLTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



306/336 RUSSELL STREET, MELBOURNE,  1  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$475,000 to \$485,000**

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

\$540,000

01 January 2025 to 31 December 2025

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



5702/228 LA TROBE ST, MELBOURNE, VIC  1  1  -

Sale Price

\$448,888

Sale Date: 27/11/2025

Distance from Property: 385m 



211/336 RUSSELL ST, MELBOURNE, VIC 3000  1  1  1

Sale Price

\$460,000

Sale Date: 12/11/2025

Distance from Property: 0m 



45/24-38 LITTLE BOURKE ST, MELBOURNE,  1  1  1

Sale Price

\$490,000

Sale Date: 22/09/2025

Distance from Property: 493m 

This report has been compiled on 30/01/2026 by CRAIG PATTERSON REAL ESTATE. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

306/336 RUSSELL STREET, MELBOURNE, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$475,000 to \$485,000


Median sale price

Median price: \$540,000

Property type: Unit

Suburb: MELBOURNE

Period: 01 January 2025 to 31 December 2025

Source: 

Comparable property sales

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

Address of comparable property	Price	Date of sale
5702/228 LA TROBE ST, MELBOURNE, VIC 3004	\$448,888	27/11/2025
211/336 RUSSELL ST, MELBOURNE, VIC 3000	\$460,000	12/11/2025
45/24-38 LITTLE BOURKE ST, MELBOURNE, VIC 3000	\$490,000	22/09/2025

This Statement of Information was prepared on: 30/01/2026