

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address 1118/422 Collins Street, Melbourne VIC 3000  
Including suburb & postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price X or range between \$740,000 & \$800,000

### Median sale price

Median price \$469,000 Property type Apartment Suburb Melbourne

Period - from 01/07/24 to 30/06/25 Source REIV

### 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 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	Sale Date	Size	Bed	Bath	Car
1. 418/422 Collins Street, Melbourne	\$870,000	14/10/25	106m2	2	1	0
2. 2508/22-24 Jane Bell Lane, Melbourne	\$785,000	06/02/26	90m2	2	1	1
3. 305/57 Spencer Street, Melbourne	\$850,000	15/10/25	92.2M	2	2	1

This Statement of Information was prepared on: 16/03/26

### Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1020/422 Collins Street, Melbourne	\$900,000	07/05/25	80m2	2	1	1
5. 1223/422 Collins Street, Melbourne	\$900,000	17/04/25	92m2	2	2	1
6. 3/3 Stewart Street, Melbourne	\$770,000	24/06/25	87m2	2	1	1

### Material Fact to disclose Current Rent & Lease Expiry Rental Potential (pw)

Yes - Pending Façade Work - Funds  
Already Held  
(Nothing to Pay by Purchaser)

\$775 - \$800pw

N/A

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
TBC	TBC	TBC	TBC

Size	Year Built	# In Complex/Block	Facilities
89m2	Built in 1924. Fully refurbished with the addition of two extra levels in 2001.	219 / 219	None

### Owners Corporation

### Chattels

LR Reed  
P: 03 8684 8888

All fixed floor coverings, electric light fittings, window furnishings & stainless steel kitchen island bench as inspected.

Building	Sale Method	Terms
Temple Court	Deadline Sale 14/04/26 at 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.