

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

1003/222 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

403/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$460,000	15-Dec-25
3309/288 SPENCER STREET MELBOURNE VIC 3000	\$455,000	11-Dec-25
211/336-376 RUSSELL STREET MELBOURNE VIC 3000	\$460,000	12-Nov-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: 18 March 2026



**403/350 VICTORIA STREET
 NORTH MELBOURNE VIC 3051**

 1  1  1

Sold Price **\$460,000** Sold Date **15-Dec-25**

Distance **1.33km**



**3309/288 SPENCER STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$455,000** Sold Date **11-Dec-25**

Distance **1.42km**



**211/336-376 RUSSELL STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$460,000** Sold Date **12-Nov-25**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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