

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

1409/668 BOURKE 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

3607/483 SWANSTON STREET MELBOURNE VIC 3000	\$590,000	30-May-25
2206/668 BOURKE STREET MELBOURNE VIC 3000	\$595,000	15-Apr-25
2703/668 BOURKE STREET MELBOURNE VIC 3000	\$600,000	11-Apr-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: 10 July 2025



**3607/483 SWANSTON STREET
 MELBOURNE VIC 3000**

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Sold Price

^{RS} **\$590,000**

Sold Date **30-May-25**

Distance **1.22km**



**2206/668 BOURKE STREET
 MELBOURNE VIC 3000**

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Sold Price

\$595,000

Sold Date **15-Apr-25**

Distance **0km**



**2703/668 BOURKE STREET
 MELBOURNE VIC 3000**

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Sold Price

\$600,000

Sold Date **11-Apr-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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