

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 904/181 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 21/05/2025 to 20/05/2026 Source Property Data

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 | Date of sale |
|---|--------------------------------------|-----------|--------------|
| 1 | 901/68 La Trobe St MELBOURNE 3000 | \$547,000 | 10/03/2026 |
| 2 | 301/68 La Trobe St MELBOURNE 3000 | \$580,000 | 14/01/2026 |
| 3 | 502/181 Exhibition St MELBOURNE 3000 | \$535,000 | 26/11/2025 |

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 six months.~~

This Statement of Information was prepared on: 21/05/2026 13:58



2 1 1

Property Type: Apartment
Land Size: 82 sqm approx
 Agent Comments

Indicative Selling Price
 \$525,000 - \$575,000
Median Unit Price
 21/05/2025 - 20/05/2026: \$500,000

Comparable Properties



901/68 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$547,000
Method: Sold Before Auction
Date: 10/03/2026
Property Type: Apartment



301/68 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000
Method: Private Sale
Date: 14/01/2026
Property Type: Apartment
Land Size: 83 sqm approx



502/181 Exhibition St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$535,000
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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