

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Melbourne

Period - From 29/04/2025 to 28/04/2026 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	501/181 Exhibition St MELBOURNE 3000	\$610,000	24/03/2026
2	502/181 Exhibition St MELBOURNE 3000	\$535,000	26/11/2025
3	721/181 Exhibition St MELBOURNE 3000	\$539,999	14/11/2025

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: 29/04/2026 16:07



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
29/04/2025 - 28/04/2026: \$510,000

## Comparable Properties

501/181 Exhibition St MELBOURNE 3000 (VG)

Agent Comments

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**Price:** \$610,000  
**Method:** Sale  
**Date:** 24/03/2026  
**Property Type:** Flat/Unit/Apartment (Res)



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

721/181 Exhibition St MELBOURNE 3000 (VG)

Agent Comments

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**Price:** \$539,999  
**Method:** Sale  
**Date:** 14/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)

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



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