

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

502/181 Exhibition Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$550,000 & \$575,000

Median sale price

Median price \$488,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2025

to 30/06/2025

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	Date of sale
1	714/181 Exhibition St MELBOURNE 3000	\$569,000	24/07/2025
2	512/181 Exhibition St MELBOURNE 3000	\$550,000	07/05/2025
3	422/181 Exhibition St MELBOURNE 3000	\$556,000	12/04/2025

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:

18/08/2025 10:29



2 1 1

Property Type: Strata Unit/Flat
Land Size: 76 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$575,000
Median Unit Price
June quarter 2025: \$488,000

Comparable Properties



714/181 Exhibition St MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$569,000
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment

512/181 Exhibition St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$550,000
Method: Sale
Date: 07/05/2025
Property Type: Serviced Apartments/Holiday Units (Res)
Land Size: 4343 sqm approx



422/181 Exhibition St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$556,000
Method: Expression of Interest
Date: 12/04/2025
Property Type: Apartment