

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

108/11-17 COHEN PLACE 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

\$309,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

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

511/11-17 COHEN PLACE MELBOURNE VIC 3000	\$305,000	20-Mar-25
812/222 RUSSELL STREET MELBOURNE VIC 3000	\$310,000	02-Jul-25
204/18 RUSSELL PLACE MELBOURNE VIC 3000	\$350,000	08-May-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: 29 September 2025



**511/11-17 COHEN PLACE
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$305,000** Sold Date **20-Mar-25**

Distance **0km**



**812/222 RUSSELL STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$310,000** Sold Date **02-Jul-25**

Distance **0.09km**



**204/18 RUSSELL PLACE
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$350,000** Sold Date **08-May-25**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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