

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 3806/464-466 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$740,000 & \$800,000

Median sale price

Median price \$512,000 Property Type Unit Suburb Melbourne

Period - From 13/04/2025 to 12/04/2026 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 | 2906/464-466 Collins St MELBOURNE 3000 | \$738,888 | 18/12/2025 |
| 2 | 103/422 Collins St MELBOURNE 3000 | \$820,000 | 19/02/2025 |
| 3 | | | |

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: 13/04/2026 11:44

3806/464-466 Collins Street, Melbourne Vic 3000



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

Indicative Selling Price
\$740,000 - \$800,000
Median Unit Price
13/04/2025 - 12/04/2026: \$512,000

Comparable Properties



2906/464-466 Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$738,888
Method: Private Sale
Date: 18/12/2025
Property Type: Apartment
Land Size: 68 sqm approx



103/422 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment

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.

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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