

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

605/95 BERKELEY STREET 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

1802/318 QUEEN STREET MELBOURNE VIC 3000	\$490,000	21-Jun-25
2602/350 WILLIAM STREET MELBOURNE VIC 3000	\$360,000	16-Sep-25
624-648 LONSDALE STREET MELBOURNE VIC 3000	\$669,600	30-Oct-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: 17 December 2025



**1802/318 QUEEN STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$490,000** Sold Date **21-Jun-25**

Distance **0.87km**

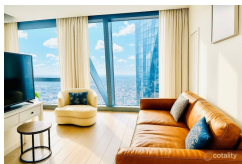


**2602/350 WILLIAM STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$360,000** Sold Date **16-Sep-25**

Distance **0.89km**



**624-648 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$669,600** Sold Date **30-Oct-25**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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