

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

402/11-17 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

\$270,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

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

1912/39 LONSDALE STREET MELBOURNE VIC 3000	\$327,000	20-Jun-25
208/182 COLLINS STREET MELBOURNE VIC 3000	\$272,000	14-Jul-25
1206/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$300,000	19-Mar-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: 02 September 2025


**1912/39 LONSDALE STREET
MELBOURNE VIC 3000**

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Sold Price **\$327,000** Sold Date **20-Jun-25**

Distance **0.23km**


**208/182 COLLINS STREET
MELBOURNE VIC 3000**

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Sold Price **\$272,000** Sold Date **14-Jul-25**

Distance **0.44km**


**1206/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

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Sold Price **\$300,000** Sold Date **19-Mar-25**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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