



ABODE 318
EOFY Report 2023 - 2024

27
SALES

\$643,913
AVERAGE SALE PRICE

\$1,370,000
MAX SALE PRICE

\$459,333
1 BED AVERAGE

\$626,588
2 BED AVERAGE

\$1,037,500
3 BED AVERAGE

2023-2024

Sales Report

ADDRESS	SUBURB	BED	BATH	CAR	SALE PRICE	SALE DATE
2604/318 Russell Street	Melbourne	2	1	-	\$535,000	24-Jul-23
4707/318 Russell Street	Melbourne	2	2	-	\$550,000	3-Sep-23
4706/318 Russell Street	Melbourne	1	1	-	\$440,000	7-Sep-23
601c/318 Russell Street	Melbourne	-	-	-	\$597,000	20-Oct-23
1707/318 Russell Street	Melbourne	2	1	1	\$597,000	20-Oct-23
1608/318 Russell Street	Melbourne	2	1	-	\$420,000	24-Oct-23
1204/318 Russell Street	Melbourne	2	1	-	\$530,000	15-Nov-23
2904/318 Russell Street	Melbourne	2	1	-	\$530,000	18-Dec-23
1902/318 Russell Street	Melbourne	2	2	1	\$785,000	22-Dec-23
1404/318 Russell Street	Melbourne	1	1	2	\$508,000	25-Jan-24
401c/318 Russell Street	Melbourne	2	-	-	\$620,000	22-Feb-24
3407/318 Russell Street	Melbourne	2	1	1	\$620,000	22-Feb-24
2203/318 Russell Street	Melbourne	2	2	-	\$622,000	26-Feb-24
4904/318 Russell Street	Melbourne	1	1	-	\$430,000	26-Mar-24
415c/318 Russell Street	Melbourne	2	1	-	\$742,500	23-Apr-24
4709/318 Russell Street	Melbourne	2	2	1	\$742,500	23-Apr-24
2708/318 Russell Street	Melbourne	2	2	-	\$625,000	29-Apr-24
716c/318 Russell Street	Melbourne	-	-	-	\$740,000	7-May-24
2010/318 Russell Street	Melbourne	2	2	1	\$740,000	7-May-24
408c/318 Russell Street	Melbourne	-	1	-	\$1,370,000	15-May-24
5101/318 Russell Street	Melbourne	3	2	1	\$1,370,000	15-May-24
315c/318 Russell Street	Melbourne	3	-	-	\$705,000	20-May-24
5202/318 Russell Street	Melbourne	3	2	1	\$705,000	20-May-24
506c/318 Russell Street	Melbourne	-	-	-	\$657,999	26-May-24
4304/318 Russell Street	Melbourne	2	1	1	\$657,999	26-May-24
5106/318 Russell Street	Melbourne	2	2	-	\$570,000	10-Jun-24
3202/318 Russell Street	Melbourne	2	2	-	\$765,000	14-Jun-24

Source: Core Logic, RP Data