



ABODE 318
EOFY Report 2024 - 2025

Summary

28

SALES

\$781,676

AVERAGE SALE PRICE

\$2,200,000

MAX SALE PRICE

\$457,500

1 BED AVERAGE

\$603,417

2 BED AVERAGE

\$1,310,000

3 BED AVERAGE

2024 - 2025

Sales Report

ADDRESS	SUBURB	BED	BATH	CAR	SALE PRICE	SALE DATE
4603/318 Russell Street	Melbourne	1	1	-	\$457,500	3-Jul-24
2807/318 Russell Street	Melbourne	2	1	-	\$530,000	12-Jul-24
3409/318 Russell Street	Melbourne	2	2	-	\$700,000	5-Aug-24
216c/318 Russell Street	Melbourne	-	-	-	\$119,000	20-Aug-24
3810/318 Russell Street	Melbourne	1	2	-	\$770,000	23-Aug-24
1609/318 Russell Street	Melbourne	2	2	-	\$438,000	3-Sep-24
4908/318 Russell Street	Melbourne	-	1	-	\$0	14-Sep-24
316c/318 Russell Street	Melbourne	2	-	-	\$10,000	4-Oct-24
2309/318 Russell Street	Melbourne	2	2	-	\$10,000	4-Oct-24
3307/318 Russell Street	Melbourne	2	1	-	\$538,000	12-Oct-24
715c/318 Russell Street	Melbourne	-	-	-	\$0	17-Oct-24
5302/318 Russell Street	Melbourne	3	2	-	\$1,255,000	25-Oct-24
1805/318 Russell Street	Melbourne	2	1	1	\$0	7-Nov-24
5006/318 Russell Street	Melbourne	2	2	-	\$570,000	7-Dec-24
1708/318 Russell Street	Melbourne	2	2	-	\$585,000	9-Dec-24
617c/318 Russell Street	Melbourne	3	-	-	\$0	31-Dec-24
618c/318 Russell Street	Melbourne	3	-	-	\$0	31-Dec-24
1401/318 Russell Street	Melbourne	3	3	2	\$0	31-Dec-24
1402/318 Russell Street	Melbourne	2	2	-	\$0	31-Dec-24
3903/318 Russell Street	Melbourne	2	1	-	\$620,000	15-Jan-25
1307/318 Russell Street	Melbourne	2	1	-	\$510,000	23-Jan-25
2008/318 Russell Street	Melbourne	2	2	-	\$600,000	24-Jan-25
1010/318 Russell Street	Melbourne	2	2	-	\$720,000	24-Feb-25
2410/318 Russell Street	Melbourne	2	2	-	\$700,000	10-Mar-25
2304/318 Russell Street	Melbourne	2	1	-	\$0	11-Mar-25
3809/318 Russell Street	Melbourne	2	2	-	\$730,000	17-Mar-25
5002/318 Russell Street	Melbourne	3	2	-	\$1,365,000	2-May-25
4801/318 Russell Street	Melbourne	4	3	3	\$2,200,000	6-Jun-25

Source: Core Logic, RP Data