

## 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

1504/151 BERKELEY STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$535,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

2008/560 LONSDALE STREET MELBOURNE VIC 3000	544000	02-Oct-24
3803/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	545000	04-Oct-24
3610/462 ELIZABETH STREET MELBOURNE VIC 3000	515000	29-Nov-24

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: 03 February 2025

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**2008/560 LONSDALE STREET  
 MELBOURNE VIC 3000**

1 1 1

Sold Price **544000** Sold Date **02-Oct-24**

Distance **1.31km**



**3803/639 LITTLE LONSDALE  
 STREET MELBOURNE VIC 3000**

1 1 1

Sold Price **545000** Sold Date **04-Oct-24**

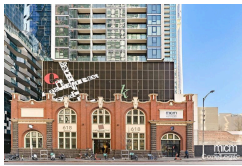
Distance **1.42km**

**3610/462 ELIZABETH STREET  
 MELBOURNE VIC 3000**

1 1 1

Sold Price **515000** Sold Date **29-Nov-24**

Distance **0.67km**



**3612/618 LONSDALE STREET  
 MELBOURNE VIC 3000**

1 1 1

Sold Price **535000** Sold Date **26-Mar-24**

Distance **1.39km**



**34/131 LA TROBE STREET  
 MELBOURNE VIC 3000**

1 1 1

Sold Price <sup>RS</sup> **505000** Sold Date **24-May-24**

Distance **1.12km**



**3605/285 LA TROBE STREET  
 MELBOURNE VIC 3000**

1 1 1

Sold Price **590000** Sold Date **31-Mar-24**

Distance **0.98km**

RS = Recent sale      UN = Undisclosed Sale

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