

## 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

2710/228 LA TROBE 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

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Other

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

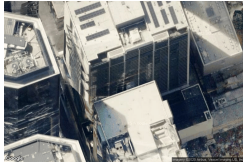
Date of sale

2311C/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$580,000	01-Nov-24
4404C/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$590,000	15-Nov-24
7011Y/220 SPENCER STREET MELBOURNE VIC 3000	\$560,000	22-Nov-24

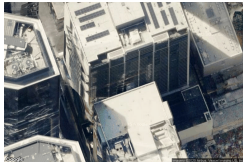
OR

**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.~~

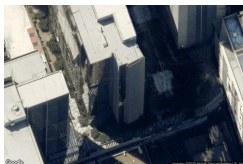
This Statement of Information was prepared on: 28 February 2025

**2311C/601 LITTONSDALE STREET MELBOURNE VIC 3000**

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Sold Price **\$580,000** Sold Date **01-Nov-24**Distance **0.88km****4404C/601 LITTONSDALE STREET MELBOURNE VIC 3000**

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Sold Price **\$590,000** Sold Date **15-Nov-24**Distance **0.88km****7011Y/220 SPENCER STREET MELBOURNE VIC 3000**

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Sold Price **\$560,000** Sold Date **22-Nov-24**Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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