

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

1004/471 LITTLE BOURKE STREET 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

\$305,000

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 2025

to

31 Jan 2026

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

1011/250 ELIZABETH STREET MELBOURNE VIC 3000	\$313,500	09-Feb-26
182 COLLINS STREET MELBOURNE VIC 3000	\$298,000	11-Jan-26
1405/80 A'BECKETT STREET MELBOURNE VIC 3000	\$320,000	23-Dec-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: 17 February 2026



**1011/250 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$313,500** Sold Date **09-Feb-26**

Distance **0.4km**



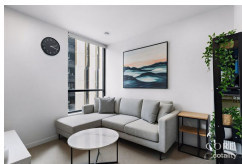
**182 COLLINS STREET MELBOURNE
VIC 3000**

1 - -

Sold Price

\$298,000 Sold Date **11-Jan-26**

Distance **0.74km**



**1405/80 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$320,000** Sold Date **23-Dec-25**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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