

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

1015/250 ELIZABETH 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

or range
between

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Other

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 1108/250 ELIZABETH STREET MELBOURNE VIC 3000 | \$360,000 | 11-Oct-24 |
| 703/250 ELIZABETH STREET MELBOURNE VIC 3000 | \$260,000 | 17-Oct-24 |
| 1008/250 ELIZABETH STREET MELBOURNE VIC 3000 | \$255,000 | 05-Feb-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: 09 May 2025

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1108/250 ELIZABETH STREET
MELBOURNE VIC 3000

1 1 -

Sold Price \$360,000 Sold Date 11-Oct-24

Distance 0km



703/250 ELIZABETH STREET
MELBOURNE VIC 3000

1 1 -

Sold Price \$260,000 Sold Date 17-Oct-24

Distance 0km



1008/250 ELIZABETH STREET
MELBOURNE VIC 3000

1 1 -

Sold Price \$255,000 Sold Date 05-Feb-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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