

## 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

1102/5 SUTHERLAND STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$299,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

307/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$310,000	25-Oct-24
3002/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$315,000	17-Feb-25
1104/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$306,500	11-Apr-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: 28 April 2025

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**307/5 SUTHERLAND STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$310,000**

Sold Date

**25-Oct-24**

Distance

**0km****3002/315-321 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$315,000**

Sold Date

**17-Feb-25**

Distance

**0.1km****1104/318 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

<sup>RS</sup>**\$306,500**<sup>UN</sup>

Sold Date

**11-Apr-25**

Distance

**0.07km****RS** = Recent sale**UN** = Undisclosed Sale

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