

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

1103/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$530,000

Median sale price

Median price \$488,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2025

to 30/06/2025

Source REIV

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 six 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
1	1916/628 Flinders St DOCKLANDS 3008	\$500,000	15/07/2025
2	2009/105 Batman St WEST MELBOURNE 3003	\$530,000	02/04/2025
3	2407/371 Little Lonsdale St MELBOURNE 3000	\$508,800	07/03/2025

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 six months.~~

This Statement of Information was prepared on:

02/09/2025 16:47



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
June quarter 2025: \$488,000

Comparable Properties



1916/628 Flinders St DOCKLANDS 3008 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment
Land Size: 65 sqm approx



2009/105 Batman St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment



2407/371 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$508,800
Method: Private Sale
Date: 07/03/2025
Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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