

## 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

1108/455 ELIZABETH 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

\$396,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 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

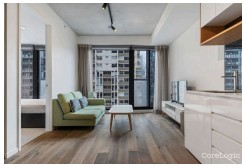
Date of sale

|                                                        |           |           |
|--------------------------------------------------------|-----------|-----------|
| 1005/315-321 LA TROBE STREET MELBOURNE VIC 3000        | \$395,000 | 22-Feb-25 |
| 1807/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$400,000 | 03-Mar-25 |
| 5805/442-450 ELIZABETH STREET MELBOURNE VIC 3000       | \$385,000 | 16-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: 05 May 2025



**1005/315-321 LA TROBE STREET  
MELBOURNE VIC 3000**

Sold Price

**\$395,000**

Sold Date

**22-Feb-25**

 2  1  -

Distance

**0.28km**



**1807/380-386 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

Sold Price

**\$400,000**

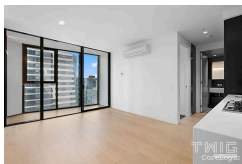
Sold Date

**03-Mar-25**

 2  1  -

Distance

**0.44km**



**5805/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

Sold Price

**\$385,000**

Sold Date

**16-Feb-25**

 2  1  -

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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