

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

1303/315-321 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$345,000 & \$375,000

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 | 3508/285 La Trobe St MELBOURNE 3000 | \$365,000 | 16/06/2025 |
| 2 | 1202/81 Abeckett St MELBOURNE 3000 | \$350,000 | 20/02/2025 |
| 3 | 1901/371 Little Lonsdale St MELBOURNE 3000 | \$370,000 | 15/02/2025 |

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:

15/07/2025 12:55

Vincent Silvestro

03 9068 4851

0426 199 509

vincent@whitefoxrealestate.com.au

Indicative Selling Price

\$345,000 - \$375,000

Median Unit Price

June quarter 2025: \$488,000



Property Type: Strata Unit/Fla

Agent Comments

Comparable Properties



3508/285 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 16/06/2025

Property Type: Unit



1202/81 Abckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 20/02/2025

Property Type: Apartment



1901/371 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 15/02/2025

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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