

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

1305/225 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

\$495,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

2301/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$405,000	16-Jul-25
302/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$500,000	12-Aug-25
1204/285 LA TROBE STREET MELBOURNE VIC 3000	\$445,000	01-Aug-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: 14 November 2025


2301/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 2
  1
  -

Sold Price **\$405,000** Sold Date **16-Jul-25**

Distance **0.17km**


302/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 2
  1
  -

Sold Price **\$500,000** Sold Date **12-Aug-25**

Distance **0.24km**


1204/285 LA TROBE STREET MELBOURNE VIC 3000

 2
  1
  -

Sold Price **\$445,000** Sold Date **01-Aug-25**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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