

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

1309/250 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

1303/250 ELIZABETH STREET MELBOURNE VIC 3000	\$645,000	18-Aug-25
4608/318 RUSSELL STREET MELBOURNE VIC 3000	\$640,000	30-Jul-25
1306/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$640,000	23-Jul-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 October 2025

Charles Tran

M 0412278987

E charlest@dinglepartners.com.au



**1303/250 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$645,000

Sold Date **18-Aug-25**

Distance

0km



**4608/318 RUSSELL STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$640,000

Sold Date **30-Jul-25**

Distance

0.5km



**1306/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price

Sold Date **23-Jul-25**

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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