

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

1401/151 BERKELEY 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

\$498,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

1406/151 BERKELEY STREET MELBOURNE VIC 3000	\$600,000	02-May-25
3607/483 SWANSTON STREET MELBOURNE VIC 3000	\$590,000	30-May-25
1510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$470,000	09-Sep-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: 25 September 2025

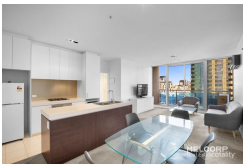
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1406/151 BERKELEY STREET
MELBOURNE VIC 3000

Sold Price \$600,000 Sold Date 02-May-25
Distance 0km

2 1 1



3607/483 SWANSTON STREET
MELBOURNE VIC 3000

Sold Price \$590,000 Sold Date 30-May-25
Distance 0.66km

2 1 1



1510/442-450 ELIZABETH STREET
MELBOURNE VIC 3000

Sold Price ^{RS}\$470,000 Sold Date 09-Sep-25
Distance 0.72km

2 1 -

RS = Recent sale UN = Undisclosed Sale

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