

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

1704/327 LA TROBE 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

\$310,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

1306/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$310,000	16-Feb-25
1709/60 MARKET STREET MELBOURNE VIC 3000	\$315,000	17-Feb-25
1804/27 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$315,000	26-Mar-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: 03 June 2025



**1306/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$310,000

Sold Date

16-Feb-25

Distance

0.31km



**1709/60 MARKET STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$315,000

Sold Date

17-Feb-25

Distance

0.76km



**1804/27 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

Sold Date

26-Mar-25

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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