Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	
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Indicative selling price

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

Range between \$350,000	&	\$375,000
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Median sale price

Median price	\$470,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	206/557 Little Lonsdale St MELBOURNE 3000	\$370,000	14/04/2025
2	2407/80 Abeckett St MELBOURNE 3000	\$380,000	08/04/2025
3	202/327 La Trobe St MELBOURNE 3000	\$370,000	28/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/05/2025 16:20









Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price \$350,000 - \$375,000 **Median Unit Price** Year ending March 2025: \$470,000

Comparable Properties



206/557 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Price: \$370,000 Method: Private Sale Date: 14/04/2025

Property Type: Apartment

Agent Comments



2407/80 Abeckett St MELBOURNE 3000 (REI)

2

Price: \$380,000

Method: Private Sale Date: 08/04/2025

Property Type: Apartment

Agent Comments



202/327 La Trobe St MELBOURNE 3000 (REI)

2

Price: \$370,000 Method: Private Sale Date: 28/03/2025

Property Type: Apartment

Agent Comments

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733





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