

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

1911/250 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

\$350,000

&

\$385,000

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

3103/135 A'BECKETT STREET MELBOURNE VIC 3000	\$368,000	26-Aug-25
5205/81 A'BECKETT STREET MELBOURNE VIC 3000	\$383,000	04-Aug-25
2705/228 LA TROBE STREET MELBOURNE VIC 3000	\$380,000	25-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: 25 September 2025



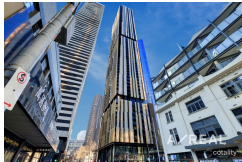
**3103/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS} **\$368,000** Sold Date **26-Aug-25**

Distance **0.41km**



**5205/81 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$383,000 Sold Date **04-Aug-25**

Distance **0.39km**



**2705/228 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$380,000 Sold Date **25-Mar-25**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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