

## 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

203/315-321 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$280,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

1908/155 FRANKLIN STREET MELBOURNE VIC 3000	\$300,000	16-Oct-24
1104/618 LONSDALE STREET MELBOURNE VIC 3000	\$284,000	01-Nov-24
2104/181 A'BECKETT STREET MELBOURNE VIC 3000	\$292,000	20-Feb-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: 01 April 2025

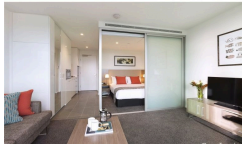


**1908/155 FRANKLIN STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$300,000** Sold Date **16-Oct-24**

Distance **0.22km**



**1104/618 LONSDALE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$284,000** Sold Date **01-Nov-24**

Distance **0.64km**



**2104/181 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$292,000** Sold Date **20-Feb-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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