

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

2411/22-24 JANE BELL LANE 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

\$440,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

3011/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$437,500	28-Feb-25
3812/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$445,000	18-Jun-25
116/300 SWANSTON STREET MELBOURNE VIC 3000	\$510,000	29-Jul-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: 07 August 2025

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3011/22-24 JANE BELL LANE
MELBOURNE VIC 3000

1 1 1

Sold Price \$437,500 Sold Date 28-Feb-25

Distance 0km



3812/22-24 JANE BELL LANE
MELBOURNE VIC 3000

1 1 1

Sold Price \$445,000 Sold Date 18-Jun-25

Distance 0km



116/300 SWANSTON STREET
MELBOURNE VIC 3000

1 1 1

Sold Price ^{RS}\$510,000 Sold Date 29-Jul-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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