

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

2501/462 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

3410/462 ELIZABETH STREET MELBOURNE VIC 3000

\$500,000

05-Nov-24

5101/60 A'BECKETT STREET MELBOURNE VIC 3000

\$560,000

13-Sep-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 October 2025

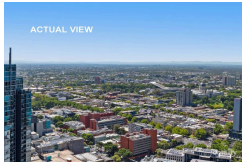


**3410/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$500,000** Sold Date **05-Nov-24**

Distance **0km**



**5101/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **13-Sep-25**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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