

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

309/673 LA TROBE STREET DOCKLANDS VIC 3008

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

\$260,000

&

\$286,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Docklands

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

104/408 LA TROBE STREET MELBOURNE VIC 3000	\$315,000	25-Nov-24
1608/565 FLINDERS STREET MELBOURNE VIC 3000	\$305,000	07-Mar-25
2003/181 A'BECKETT STREET MELBOURNE VIC 3000	\$278,000	28-Nov-24

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



**104/408 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$315,000

Sold Date **25-Nov-24**

Distance **0.98km**



**1608/565 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS} **\$305,000**

Sold Date **07-Mar-25**

Distance **1.01km**



**2003/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$278,000

Sold Date **28-Nov-24**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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