

## 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

3307/228 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

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

4/61 MACKENZIE STREET MELBOURNE VIC 3000	\$500,000	18-Dec-25
4/392 RUSSELL STREET MELBOURNE VIC 3000	\$598,000	10-Oct-25
1811/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$510,000	09-Jan-26

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: 05 April 2026

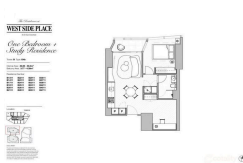

**4/61 MACKENZIE STREET  
MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$500,000** Sold Date **18-Dec-25**

 Distance **0.39km**

**4/392 RUSSELL STREET  
MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$598,000** Sold Date **10-Oct-25**

 Distance **0.43km**

**1811/639 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$510,000** Sold Date **09-Jan-26**

 Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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