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	402/591-593 Elizabeth Street, Melbourne, VIC 3000
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$160,000	&	\$170,000
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Median sale price

Median price	\$408,888		Property Typ	e Unit		Suburb	Melbourne (3000)
Period - From	01/10/2024	to	30/09/2025	Source	Cotality		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
409/188 PEEL STREET, NORTH MELBOURNE VIC 3051	\$181,000	05/05/2025
701/127-133 LEICESTER STREET, CARLTON VIC 3053	\$165,000	21/07/2025
1217/131 PELHAM STREET, CARLTON VIC 3053	\$160,000	05/08/2025

his Statement of Information was prepared on:	13/10/2025

