

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

410/471 LITTLE BOURKE 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

\$292,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

814/471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$285,000	01-Apr-25
910/31 CITY ROAD SOUTHBANK VIC 3006	\$311,000	28-Aug-25
905/589 ELIZABETH STREET MELBOURNE VIC 3000	\$315,000	13-Aug-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: 03 September 2025



**814/471 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

Sold Price **\$285,000** Sold Date **01-Apr-25**

1 1 1

Distance **0km**



**910/31 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price ^{RS} **\$311,000** Sold Date **28-Aug-25**

1 1 -

Distance **1.05km**



**905/589 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price ^{RS} **\$315,000** Sold Date **13-Aug-25**

1 1 1

Distance **1.11km**

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

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