

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

4106/22-24 JANE BELL LANE 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

\$730,000

&

\$780,000

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

3/3 STEWART STREET MELBOURNE VIC 3000	\$770,000	24-Jun-25
3/31 GEORGE STREET FITZROY VIC 3065	\$765,000	11-Jun-25
105/6 ROCHESTER STREET FITZROY VIC 3065	\$775,000	06-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.~~

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3/3 STEWART STREET
MELBOURNE VIC 3000

2 1 1

Sold Price **\$770,000** Sold Date **24-Jun-25**

Distance **0.43km**



3/31 GEORGE STREET FITZROY
VIC 3065

2 1 1

Sold Price **\$765,000** Sold Date **11-Jun-25**

Distance **1.31km**



105/6 ROCHESTER STREET
FITZROY VIC 3065

2 1 1

Sold Price **\$775,000** Sold Date **06-Aug-25**

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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