

## 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

4110/22-24 JANE BELL LANE 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

\$690,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

1709/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$660,000	10-Dec-25
2206/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$685,000	17-Nov-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: 12 March 2026

Sales Avant

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**1709/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$660,000** Sold Date **10-Dec-25**

Distance **0km**



**2206/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$685,000** Sold Date **17-Nov-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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