

# 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

4111/500 Elizabeth Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$539,000 & \$579,000

### Median sale price

Median price

\$553,200

Property Type

Unit

Suburb

Melbourne

Period - From

22/01/2024

to

21/01/2025

Source

Property Data

### 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 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
1	4918/70 Southbank Blvd SOUTHBANK 3006	\$570,000	22/11/2024
2	2103/371 Little Lonsdale St MELBOURNE 3000	\$540,000	30/09/2024
3	4712/639 Lonsdale St MELBOURNE 3000	\$550,000	28/08/2024

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 six months.~~

This Statement of Information was prepared on:

22/01/2025 16:07



2 2 0

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$539,000 - \$579,000

**Median Unit Price**

22/01/2024 - 21/01/2025: \$553,200

## Comparable Properties



**4918/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

2 2 -

**Price:** \$570,000

**Method:** Private Sale

**Date:** 22/11/2024

**Property Type:** Apartment



**2103/371 Little Lonsdale St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

2 2 -

**Price:** \$540,000

**Method:** Private Sale

**Date:** 30/09/2024

**Property Type:** Apartment



**4712/639 Lonsdale St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

2 2 -

**Price:** \$550,000

**Method:** Private Sale

**Date:** 28/08/2024

**Property Type:** Apartment

**Account - Brady Residential** | P: 03 9603 1400 | F: 03 9602 2733