

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

4116/228 LA TROBE 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,999

Property type

Other

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

8503/228 LA TROBE STREET MELBOURNE VIC 3000	\$703,000	12-May-25
101/560 LONSDALE STREET MELBOURNE VIC 3000	\$740,000	11-Jun-25
304/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$700,000	30-May-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: 06 August 2025

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**8503/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$703,000** Sold Date **12-May-25**Distance **0km****101/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$740,000** Sold Date **11-Jun-25**Distance **0.74km****304/380 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$700,000** Sold Date **30-May-25**Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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