

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

4501/442-450 ELIZABETH 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

\$472,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

2201/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$458,000	26-Mar-26
4410/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$460,000	18-Apr-26
6301/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$470,000	14-Apr-26

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: 30 June 2026



2201/442-450 ELIZABETH STREET Sold Price **\$458,000** Sold Date **26-Mar-26**
MELBOURNE VIC 3000

 2  1  -

Distance **0km**



4410/442-450 ELIZABETH STREET Sold Price **\$460,000** Sold Date **18-Apr-26**
MELBOURNE VIC 3000

 2  1  -

Distance **0km**



6301/442-450 ELIZABETH STREET Sold Price **\$470,000** Sold Date **14-Apr-26**
MELBOURNE VIC 3000

 2  1  -

Distance **0km**

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

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