

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

4604/462 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

\$550,000

&

\$580,000

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

1902/462 ELIZABETH STREET MELBOURNE VIC 3000	\$560,000	23-Oct-23
4904/462 ELIZABETH STREET MELBOURNE VIC 3000	\$597,000	30-Dec-25
5105/462 ELIZABETH STREET MELBOURNE VIC 3000	\$555,000	07-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: 02 March 2026

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**1902/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$560,000** Sold Date **23-Oct-23**

Distance **0km**

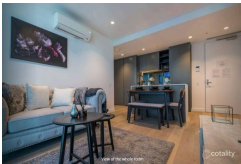


**4904/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$597,000** Sold Date **30-Dec-25**

Distance **0km**



**5105/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$555,000** Sold Date **07-Nov-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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