

## 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

4608/442-450 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

3610/462 ELIZABETH STREET MELBOURNE VIC 3000	\$515,000	29-Nov-24
3401/80 A'BECKETT STREET MELBOURNE VIC 3000	\$480,000	20-Apr-24
5408/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$472,800	08-Nov-23

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: 05 May 2025



**3610/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price

**\$515,000**

Sold Date **29-Nov-24**

Distance **0.06km**



**3401/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price

**\$480,000**

Sold Date **20-Apr-24**

Distance **0.08km**



**5408/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price

**\$472,800**

Sold Date **08-Nov-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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