Statement of Information



Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Suburb MELBOURNE

Source Property Data

Property offered to	r sale		
Address Including suburb and postcode	505/591 Elizabeth Street, Melbourne, 3000		
Indicative colling p	wice		
Indicative selling pr	rice		
For the meaning of this p	rice see consumer.vic.gov.au/underquoting		
Single price	or range between \$165,000.00 & \$180,000.00		
Median sale price			

Comparable property sales

Oct 2024

Median price

Period

From

\$510,000.00

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.

Property type Unit/Apartment

to Oct 2025

Address of comparable property	Price	Date of sale
326/268 Flinders St MELBOURNE 3000	\$165,000.00	30/09/2025
1217/131 Pelham St CARLTON 3053	\$160,000.00	8/08/2025
711/55 Villiers St NORTH MELBOURNE 3051	\$165,000.00	13/04/2025

This Statement of Information was prepared on: Wednesday 08th October 2025

