

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

5202/462 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

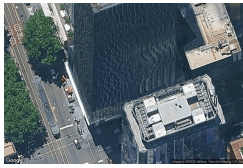
Date of sale

2404/462 ELIZABETH STREET MELBOURNE VIC 3000	\$590,000	12-May-24
4304/462 ELIZABETH STREET MELBOURNE VIC 3000	\$610,000	22-Nov-24
5506/462 ELIZABETH STREET MELBOURNE VIC 3000	\$597,000	08-Jan-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: 13 September 2025



**2404/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$590,000** Sold Date **12-May-24**

Distance **0km**



**4304/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$610,000** Sold Date **22-Nov-24**

Distance **0km**



**5506/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$597,000** Sold Date **08-Jan-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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