

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

6104/462 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

4508/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	16-Sep-25
2107/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$635,000	21-Oct-25
4113/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$635,000	01-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: 04 February 2026

Rita Lin

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4508/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$680,000** Sold Date **16-Sep-25**

Distance **0.47km**

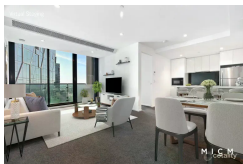


2107/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$635,000** Sold Date **21-Oct-25**

Distance **0.89km**



4113/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price Sold Date **01-Nov-25**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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