

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

6106/462 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

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

5204/462 ELIZABETH STREET MELBOURNE VIC 3000	\$580,000	18-Feb-25
4706/500 ELIZABETH STREET MELBOURNE VIC 3000	\$603,000	11-Jun-25
5705/500 ELIZABETH STREET MELBOURNE VIC 3000	\$755,000	23-Jun-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: 28 July 2025



**5204/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$580,000** Sold Date **18-Feb-25**

Distance **0km**



**4706/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$603,000** Sold Date **11-Jun-25**

Distance **0.08km**



**5705/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$755,000** Sold Date **23-Jun-25**

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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