

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

611/225 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

1108/250 ELIZABETH STREET MELBOURNE VIC 3000	\$360,000	11-Oct-24
1605/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$360,000	15-Sep-24
2512/87 FRANKLIN STREET MELBOURNE VIC 3000	\$365,000	26-Sep-24

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: 06 March 2025



**1108/250 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

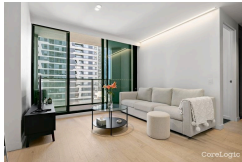
\$360,000

Sold Date

11-Oct-24

Distance

0.09km



**1605/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

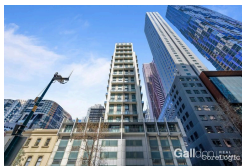
Sold Price

Sold Date

15-Sep-24

Distance

0.56km



**2512/87 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$365,000

Sold Date

26-Sep-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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