

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

615/471 LITTLE BOURKE 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

1112/7 KATHERINE PLACE MELBOURNE VIC 3000	\$323,000	03-Oct-25
2113/33 MACKENZIE STREET MELBOURNE VIC 3000	\$329,000	01-Oct-25
3401/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$341,000	20-Sep-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: 24 October 2025



**1112/7 KATHERINE PLACE
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}

\$323,000

Sold Date

03-Oct-25

Distance

0.67km



**2113/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}

\$329,000

Sold Date

01-Oct-25

Distance

1.02km



**3401/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$341,000

Sold Date

20-Sep-25

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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