

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

6509/462 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

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

3207/483 SWANSTON STREET MELBOURNE VIC 3000

\$600,000

09-Feb-25

3903/318 RUSSELL STREET MELBOURNE VIC 3000

\$620,000

15-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: 19 June 2025



**3207/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **09-Feb-25**

Distance **0.14km**



**3903/318 RUSSELL STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$620,000** Sold Date **15-Jan-25**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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