

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

6908/462 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$605,000

Median sale price

Median price	\$470,000	Property Type	Unit	Suburb	Melbourne
Period - From	01/07/2025	to	30/09/2025	Source	REIV

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 six 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
1	5105/462 Elizabeth St MELBOURNE 3000	\$555,000	10/11/2025
2	3309/120 Abeckett St MELBOURNE 3000	\$542,500	08/11/2025
3	3602/462 Elizabeth St MELBOURNE 3000	\$560,000	01/09/2025

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 six months.~~

This Statement of Information was prepared on:

11/12/2025 10:22



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

September quarter 2025: \$470,000

Comparable Properties



5105/462 Elizabeth St MELBOURNE 3000 (REI)



Price: \$555,000

Method: Private Sale

Date: 10/11/2025

Property Type: Apartment

Agent Comments



3309/120 Abeckett St MELBOURNE 3000 (REI)



Price: \$542,500

Method: Private Sale

Date: 08/11/2025

Property Type: Apartment

Agent Comments



3602/462 Elizabeth St MELBOURNE 3000 (REI/VG)



Price: \$560,000

Method: Private Sale

Date: 01/09/2025

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951