

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

7104/462 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

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

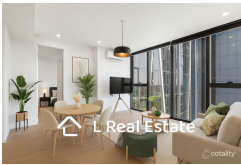
4801/60 A'BECKETT STREET MELBOURNE VIC 3000	\$630,000	15-Dec-25
MEZZANINE/333-351 EXHIBITION STREET MELBOURNE VIC 3000	\$620,000	24-Jan-26
3711/160 VICTORIA STREET CARLTON VIC 3053	\$620,000	27-Oct-25

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: 27 April 2026

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4801/60 A'BECKETT STREET
MELBOURNE VIC 3000

2 2 1

Sold Price \$630,000 Sold Date 15-Dec-25

Distance 0.13km



MEZZANINE/333-351 EXHIBITION
STREET MELBOURNE VIC 3000

2 2 1

Sold Price \$620,000 Sold Date 24-Jan-26

Distance 0.65km



3711/160 VICTORIA STREET
CARLTON VIC 3053

2 2 1

Sold Price Sold Date 27-Oct-25

Distance 0.22km

RS = Recent sale UN = Undisclosed Sale

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