

## 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

7407/228 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

61/60 FLINDERS STREET MELBOURNE VIC 3000	\$1,200,000	01-May-25
26 TRAFALGAR PLACE NORTH MELBOURNE VIC 3051	\$1,130,000	25-Mar-25
11-21A VILLIERS STREET NORTH MELBOURNE VIC 3051	\$1,160,000	09-Apr-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.~~

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61/60 FLINDERS STREET  
MELBOURNE VIC 3000

2 2 1

Sold Price \$1,200,000 Sold Date 01-May-25

Distance 1.12km



26 TRAFALGAR PLACE NORTH  
MELBOURNE VIC 3051

2 2 1

Sold Price \$1,130,000 Sold Date 25-Mar-25

Distance 1.22km



11-21A VILLIERS STREET NORTH  
MELBOURNE VIC 3051

2 2 1

Sold Price \$1,160,000 Sold Date 09-Apr-25

Distance 1.43km

RS = Recent sale UN = Undisclosed Sale

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