

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

7506/228 LA TROBE 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

\$1,250,000

or range
between

&

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

415/68 LA TROBE STREET MELBOURNE VIC 3000	\$1,250,000	24-Jun-24
2201/228 A'BECKETT STREET MELBOURNE VIC 3000	\$1,300,000	20-Feb-25
2204/68 LA TROBE STREET MELBOURNE VIC 3000	\$1,365,000	04-Mar-24

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: 06 August 2025



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**415/68 LA TROBE STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,250,000** Sold Date **24-Jun-24**

Distance **0.39km**



**2201/228 A'BECKETT STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,300,000** Sold Date **20-Feb-25**

Distance **0.51km**



**2204/68 LA TROBE STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,365,000** Sold Date **04-Mar-24**

Distance **0.39km**



**5303/63 LA TROBE STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,480,000** Sold Date **29-May-25**

Distance **0.65km**



**4105/63 LA TROBE STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,344,000** Sold Date **13-Feb-24**

Distance **0.65km**



**620/181 EXHIBITION STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,490,000** Sold Date **28-Feb-25**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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**1301/118 RUSSELL STREET
MELBOURNE VIC 3000**

 3  2  2

Sold Price

- Sold Date **28-Nov-24**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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