

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

905/589 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

504/589 ELIZABETH STREET MELBOURNE VIC 3000	\$305,000	16-Apr-25
2508/500 ELIZABETH STREET MELBOURNE VIC 3000	\$290,000	19-Apr-25
2205/555 SWANSTON STREET CARLTON VIC 3053	\$295,000	07-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.~~

This Statement of Information was prepared on: 09 July 2025

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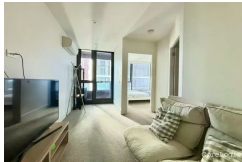


**504/589 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$305,000** Sold Date **16-Apr-25**

Distance **0km**

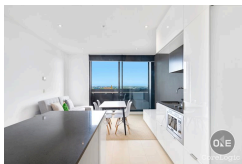


**2508/500 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$290,000** Sold Date **19-Apr-25**

Distance **0.35km**



**2205/555 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$295,000** Sold Date **07-Apr-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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