

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

1309/250 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

2002/155 FRANKLIN STREET MELBOURNE VIC 3000	\$680,000	19-Jul-25
3817/228 LA TROBE STREET MELBOURNE VIC 3000	\$680,000	02-May-25
2007/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$675,000	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.~~

This Statement of Information was prepared on: 09 September 2025



2002/155 FRANKLIN STREET
MELBOURNE VIC 3000

2 2 1

Sold Price **\$680,000** Sold Date **19-Jul-25**
Distance **0.49km**



3817/228 LA TROBE STREET
MELBOURNE VIC 3000

2 2 1

Sold Price Sold Date **02-May-25**
Distance **0.33km**



2007/22-24 JANE BELL LANE
MELBOURNE VIC 3000

2 1 1

Sold Price **\$675,000** Sold Date **09-Apr-25**
Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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