

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

1615/250 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

\$382,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

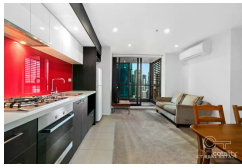
Date of sale

3008/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$415,000	30-Aug-25
2301/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$405,000	16-Jul-25
302/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$405,000	23-Jun-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: 31 October 2025



**3008/5 SUTHERLAND STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS} **\$415,000** ^{UN}

Sold Date **30-Aug-25**

Distance **0.22km**



**2301/371 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

\$405,000

Sold Date **16-Jul-25**

Distance **0.17km**



**302/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

Sold Date **23-Jun-25**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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