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<br>Including suburb and postcode | 1911/250 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 | $350,000 | & | $385,000 |

## 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 |
|---|---|---|
| 3103/135 A'BECKETT STREET MELBOURNE VIC 3000 | $368,000 | 26-Aug-25 |
| 5205/81 A'BECKETT STREET MELBOURNE VIC 3000 | $383,000 | 04-Aug-25 |
| 2705/228 LA TROBE STREET MELBOURNE VIC 3000 | $380,000 | 25-Mar-25 |

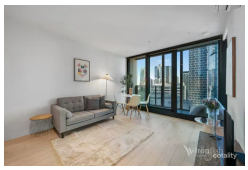
OR

**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: 25 September 2025

Dingle Partners

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**3103/135 A'BECKETT STREET MELBOURNE VIC 3000**

1 1 -

Sold Price RS **$368,000** Sold Date **26-Aug-25**

Distance **0.41km**



**5205/81 A'BECKETT STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **$383,000** Sold Date **04-Aug-25**

Distance **0.39km**



**2705/228 LA TROBE STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **$380,000** Sold Date **25-Mar-25**

Distance **0.33km**

**RS** = Recent sale **UN** = Undisclosed Sale

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