

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

7202/462 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

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

181/480 LA TROBE STREET WEST MELBOURNE VIC 3003	\$960,000	20-Sep-25
232/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$960,000	10-Sep-25
1603/500 ELIZABETH STREET MELBOURNE VIC 3000	\$902,000	17-Oct-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 February 2026



**181/480 LA TROBE STREET WEST
MELBOURNE VIC 3003**

3 2 1

Sold Price

\$960,000

Sold Date **20-Sep-25**

Distance **0.84km**



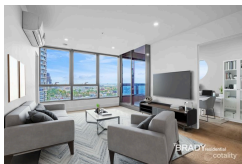
**232/538 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

3 2 1

Sold Price

Sold Date **10-Sep-25**

Distance **0.91km**



**1603/500 ELIZABETH STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

\$902,000

Sold Date **17-Oct-25**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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