

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

1509/225 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

5806/228 LA TROBE STREET MELBOURNE VIC 3000	\$460,000	07-Nov-25
2505/60 A'BECKETT STREET MELBOURNE VIC 3000	\$445,000	11-Sep-25
2712/560 LONSDALE STREET MELBOURNE VIC 3000	\$437,500	16-Feb-26

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: 04 March 2026



**5806/228 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$460,000** Sold Date **07-Nov-25**

Distance **0.4km**



**2505/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$445,000** Sold Date **11-Sep-25**

Distance **0.5km**



**2712/560 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$437,500** Sold Date **16-Feb-26**

Distance **0.59km**



**3912/560 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$441,000** Sold Date **17-Feb-26**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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