

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

4410/442-450 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

\$460,000

&

\$506,000

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

1510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$470,000	09-Sep-25
3001/462 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	14-Sep-25
2105/157 A'BECKETT STREET MELBOURNE VIC 3000	\$494,000	14-Dec-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: 10 March 2026



**1510/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price

\$470,000

Sold Date **09-Sep-25**

2 1 -

Distance

0km



**3001/462 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price

\$500,000

Sold Date **14-Sep-25**

2 2 -

Distance

0.06km



**2105/157 A'BECKETT STREET
MELBOURNE VIC 3000**

Sold Price

\$494,000

Sold Date **14-Dec-25**

2 1 -

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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