

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

5602/442-450 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

6002/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$585,000	10-Apr-26
1909/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	06-Nov-25
4909/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$520,000	27-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: 21 April 2026



6002/442-450 ELIZABETH STREET Sold Price ^{RS} **\$585,000** Sold Date **10-Apr-26**
MELBOURNE VIC 3000

 2  1  1

Distance **0km**



1909/442-450 ELIZABETH STREET Sold Price **\$550,000** Sold Date **06-Nov-25**
MELBOURNE VIC 3000

 2  1  1

Distance **0km**



4909/442-450 ELIZABETH STREET Sold Price **\$520,000** Sold Date **27-Oct-25**
MELBOURNE VIC 3000

 2  1  1

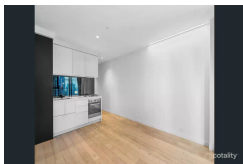
Distance **0km**



5702/442-450 ELIZABETH STREET Sold Price **\$690,000** Sold Date **14-Nov-25**
MELBOURNE VIC 3000

 2  1  1

Distance **0km**



6610/442-450 ELIZABETH STREET Sold Price **\$540,000** Sold Date **27-May-25**
MELBOURNE VIC 3000

 2  1  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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