

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

2605/462 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

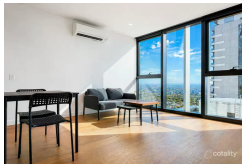
Date of sale

5301/462 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	12-Mar-26
6104/462 ELIZABETH STREET MELBOURNE VIC 3000	\$598,000	26-Feb-26
5202/462 ELIZABETH STREET MELBOURNE VIC 3000	\$561,000	01-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: 10 July 2026



**5301/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$550,000

Sold Date

12-Mar-26

Distance

0km



**6104/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$598,000

Sold Date

26-Feb-26

Distance

0km



**5202/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$561,000

Sold Date

01-Feb-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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