

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

507/36-40 LA TROBE 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

701/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$350,000	15-Apr-26
1106/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$360,000	29-May-26
207/23 MACKENZIE STREET MELBOURNE VIC 3000	\$385,000	15-Feb-26

OR

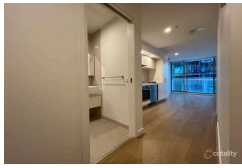
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 August 2026

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701/36-40 LA TROBE STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$350,000

Sold Date

15-Apr-26

Distance

0km



1106/36-40 LA TROBE STREET MELBOURNE VIC 3000

1 1 -

Sold Price

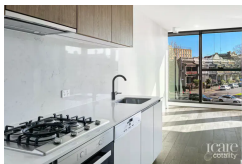
\$360,000

Sold Date

29-May-26

Distance

0km



207/23 MACKENZIE STREET MELBOURNE VIC 3000

1 1 1

Sold Price

\$385,000

Sold Date

15-Feb-26

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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