

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 801/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$310,000 & \$330,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 six 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
1	3413/80 Abeckett St MELBOURNE 3000	\$330,000	25/11/2025
2	305/296 Flinders St MELBOURNE 3000	\$330,000	21/09/2025
3	804/601 Little Collins St MELBOURNE 3000	\$330,000	11/06/2025

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 six months.~~

This Statement of Information was prepared on: 01/12/2025 17:48



1 bed 1 bath 0 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$310,000 - \$330,000
Median Unit Price
September quarter 2025: \$470,000

Comparable Properties



3413/80 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$330,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment



305/296 Flinders St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$330,000
Method: Private Sale
Date: 21/09/2025
Property Type: Apartment



804/601 Little Collins St MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$330,000
Method: Private Sale
Date: 11/06/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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