

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

1303/250 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

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

2/79-81 FRANKLIN STREET MELBOURNE VIC 3000	\$710,000	16-Jul-25
7093Y/33 ROSE LANE MELBOURNE VIC 3000	\$700,000	23-May-25
4006/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$705,000	12-Feb-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: 06 August 2025



**2/79-81 FRANKLIN STREET
MELBOURNE VIC 3000**

3 10 2

Sold Price

^{RS}

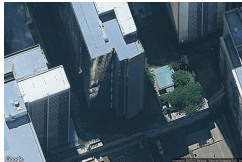
\$710,000

Sold Date

16-Jul-25

Distance

0.51km



**7093Y/33 ROSE LANE
MELBOURNE VIC 3000**

3 - -

Sold Price

\$700,000

Sold Date

23-May-25

Distance

0.88km



**4006/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

\$705,000

Sold Date

12-Feb-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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