

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

1103/225 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

3007/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$478,000	12-Nov-25
10/15 RANKINS LANE MELBOURNE VIC 3000	\$504,000	18-Aug-25
302/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$500,000	12-Aug-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: 14 January 2026



3007/8 SUTHERLAND STREET MELBOURNE VIC 3000

2 2 1

Sold Price

\$478,000

Sold Date

12-Nov-25

Distance

0.24km



10/15 RANKINS LANE MELBOURNE VIC 3000

2 1 1

Sold Price

\$504,000

Sold Date

18-Aug-25

Distance

0.08km



302/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

\$500,000

Sold Date

12-Aug-25

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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