

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

2303/5 SUTHERLAND 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

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

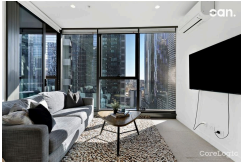
Date of sale

2003/285 LA TROBE STREET MELBOURNE VIC 3000	\$485,000	25-Nov-24
1602/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$475,000	21-Feb-25
1303/228 LA TROBE STREET MELBOURNE VIC 3000	\$510,000	14-Mar-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: 28 April 2025

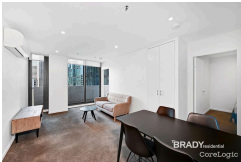


**2003/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$485,000** Sold Date **25-Nov-24**

Distance **0.06km**

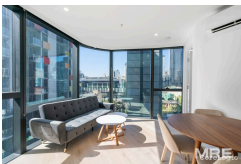


**1602/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$475,000** Sold Date **21-Feb-25**

Distance **0km**



**1303/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$510,000** Sold Date **14-Mar-25**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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