

## 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 3901/285 La Trobe Street, Melbourne Vic 3000  
Including suburb and postcode

#### Indicative selling price

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

Single price \$580,000

#### Median sale price

Median price \$465,000 Property Type Unit Suburb Melbourne  
Period - From 01/10/2024 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	615/300 Swanston St MELBOURNE 3000	\$550,000	19/12/2025
2	53/75 Drummond St CARLTON 3053	\$600,000	08/12/2025
3	1303/68 La Trobe St MELBOURNE 3000	\$570,000	25/07/2025

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:

06/01/2026 16:04



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$580,000

**Median Unit Price**

Year ending September 2025: \$465,000

## Comparable Properties



**615/300 Swanston St MELBOURNE 3000 (REI)**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** Apartment

Agent Comments



**53/75 Drummond St CARLTON 3053 (REI)**



**Price:** \$600,000

**Method:** Private Sale

**Date:** 08/12/2025

**Property Type:** Apartment

Agent Comments



**1303/68 La Trobe St MELBOURNE 3000 (REI/VG)**



**Price:** \$570,000

**Method:** Private Sale

**Date:** 25/07/2025

**Property Type:** Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951