

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

5707/462 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$500,000 & \$520,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2025 to 31/12/2025 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	4104/462 Elizabeth St MELBOURNE 3000	\$458,000	27/02/2026
2	2810/462 Elizabeth St MELBOURNE 3000	\$508,000	24/11/2025
3	3506/462 Elizabeth St MELBOURNE 3000	\$515,000	03/11/2025

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:

27/03/2026 11:36

5707/462 Elizabeth Street, Melbourne Vic 3000

MRE

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2 1 0

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$520,000
Median Unit Price
December quarter 2025: \$500,000

Comparable Properties



4104/462 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$458,000
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment

2810/462 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments

2 - -

Price: \$508,000
Method: Private Sale
Date: 24/11/2025
Property Type: Unit

3506/462 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 -

Price: \$515,000
Method: Private Sale
Date: 03/11/2025
Property Type: Apartment

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



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