

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

4602/442 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$490,000 & \$510,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2025 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	1802/318 Queen St MELBOURNE 3000	\$490,000	08/07/2025
2	3314/23 Mackenzie St MELBOURNE 3000	\$500,000	04/07/2025
3	701/350 La Trobe St MELBOURNE 3000	\$505,000	08/05/2025

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: 13/10/2025 12:28



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$510,000

Median Unit Price

September quarter 2025: \$470,000

Comparable Properties



1802/318 Queen St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 08/07/2025

Property Type: Apartment



3314/23 Mackenzie St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 04/07/2025

Property Type: Apartment



701/350 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 08/05/2025

Property Type: Apartment