

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

3701/442-450 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

\$468,000

&

\$488,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

1403/225 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	10-Jan-25
1010/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	07-Jan-25
3309/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$455,000	13-Dec-24

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: 21 May 2025

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**1403/225 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price

\$465,000

Sold Date

10-Jan-25

1

1

-

Distance

0.56km


**1010/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price

Sold Date

07-Jan-25

2

1

-

Distance

0km


**3309/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price

\$455,000

Sold Date

13-Dec-24

2

1

-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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