

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

8403/228 LA TROBE 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

\$850,000

&

\$900,000

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

307/500 DRUMMOND STREET CARLTON VIC 3053	\$885,000	17-Mar-25
4602/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$882,000	14-Apr-25
3409/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$880,000	18-Nov-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: 28 April 2025



**307/500 DRUMMOND STREET
 CARLTON VIC 3053**

2 2 1

Sold Price

^{RS} **\$885,000**

Sold Date **17-Mar-25**

Distance **1.91km**



**4602/60 KAVANAGH STREET
 SOUTHBANK VIC 3006**

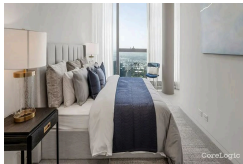
2 2 1

Sold Price

^{RS} **\$882,000**

Sold Date **14-Apr-25**

Distance **1.61km**



**3409/70 SOUTHBANK
 BOULEVARD SOUTHBANK VIC
 3006**

2 2 -

Sold Price

\$880,000

Sold Date **18-Nov-24**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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