

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

1005/455 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$415,000 & \$435,000

Median sale price

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

Period - From 01/04/2026 to 30/06/2026 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.

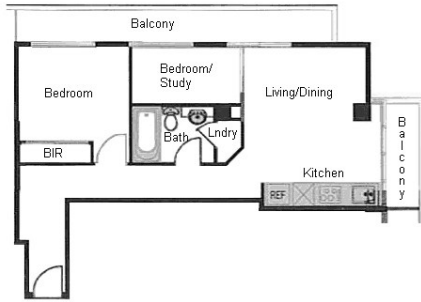
	Address of comparable property	Price	Date of sale
1	1103/225 Elizabeth St MELBOURNE 3000	\$435,000	21/05/2026
2	3401/500 Elizabeth St MELBOURNE 3000	\$420,000	19/02/2026
3	2112/500 Elizabeth St MELBOURNE 3000	\$425,000	17/02/2026

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:

08/07/2026 15:41



2
 1
 1

Rooms: 3
Property Type: Unit
Land Size: 57 sqm approx
Agent Comments

Indicative Selling Price
 \$415,000 - \$435,000
Median Unit Price
 June quarter 2026: \$470,000

Comparable Properties



1103/225 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments

2
 1
 1

Price: \$435,000
Method: Private Sale
Date: 21/05/2026
Rooms: 3
Property Type: Apartment

3401/500 Elizabeth St MELBOURNE 3000 (VG)

Agent Comments

2
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Price: \$420,000
Method: Sale
Date: 19/02/2026
Property Type: Flat/Unit/Apartment (Res)



2112/500 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments

2
 1
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Price: \$425,000
Method: Private Sale
Date: 17/02/2026
Property Type: Apartment

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733