

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

1008/22-24 JANE BELL LANE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

1709/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$660,000	10-Dec-25
2011/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$490,000	05-May-26
2508/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$785,000	06-Feb-26

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: 09 June 2026

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**1709/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$660,000Sold Date **10-Dec-25**

Distance

0km
**2011/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$490,000Sold Date **05-May-26**

Distance

0km
**2508/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$785,000Sold Date **06-Feb-26**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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