

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

1109/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$565,000 & \$595,000

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	3802/560 Lonsdale St MELBOURNE 3000	\$579,500	10/09/2026
2	54/38 Manchester La MELBOURNE 3000	\$580,000	23/07/2026
3	6002/442 Elizabeth St MELBOURNE 3000	\$585,000	10/04/2026

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:

16/09/2026 16:55



2
 1
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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$565,000 - \$595,000
Median Unit Price
 June quarter 2026: \$470,000

Comparable Properties



3802/560 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

2
 1
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Price: \$579,500
Method: Private Sale
Date: 10/09/2026
Property Type: Apartment



54/38 Manchester La MELBOURNE 3000 (REI)

Agent Comments

2
 1
 -

Price: \$580,000
Method: Private Sale
Date: 23/07/2026
Rooms: 3
Property Type: Apartment



6002/442 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments

2
 1
 -

Price: \$585,000
Method: Private Sale
Date: 10/04/2026
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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