

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

1201/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2025

to

31/12/2025

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	6201/35 Queensbridge St SOUTHBANK 3006	\$2,700,000	22/02/2026
2	704/250 St Kilda Rd SOUTHBANK 3206	\$2,550,000	28/11/2025
3	801/279 Wellington Pde.S EAST MELBOURNE 3002	\$2,600,000	29/10/2025

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:

26/03/2026 10:49



4
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median Unit Price

Year ending December 2025: \$470,000

Comparable Properties



6201/35 Queensbridge St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$2,700,000

Method: Private Sale

Date: 22/02/2026

Property Type: Apartment



704/250 St Kilda Rd SOUTHBANK 3206 (REI)

Agent Comments

3
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 2

Price: \$2,550,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment

Land Size: 166 sqm approx



801/279 Wellington Pde.S EAST MELBOURNE 3002 (REI)

Agent Comments

3
 2
 2

Price: \$2,600,000

Method: Private Sale

Date: 29/10/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000