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

1702/327 LA TROBE STREET MELBOURNE VIC 3000

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5410000	&	\$425,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$400,000	Property type	Unit	Suburb	Melbourne

31 May 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2024

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.

to

Address of comparable property	Price	Date of sale	
1713/25 THERRY STREET MELBOURNE VIC 3000	\$425,000	13-Feb-25	
1502/285 LA TROBE STREET MELBOURNE VIC 3000	\$420,000	24-Apr-25	
4112/500 ELIZABETH STREET MELBOURNE VIC 3000	\$410,000	18-Feb-25	

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: 03 June 2025



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Distance

0.43km

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	1713/25 THERRY STREET MELBOURNE VIC 3000 ☐ 2	Sold Price	\$425,000	Sold Date Distance	13-Feb-25 0.45km
MRE.	1502/285 LA TROBE STREET MELBOURNE VIC 3000 ☐ 2	Sold Price	\$420,000	Sold Date Distance	24-Apr-25 0.1km
	4112/500 ELIZABETH STREET MELBOURNE VIC 3000	Sold Price	^{RS} \$410,000	Sold Date	18-Feb-25

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RS = Recent sale UN = Undisclosed Sale

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