

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

1913/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

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

Period - From 01/07/2025 to 30/09/2025 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	2314/81 City Rd SOUTHBANK 3006	\$385,000	19/11/2025
2	3407/118 Kavanagh St SOUTHBANK 3006	\$400,000	11/11/2025
3	210/639 Little Bourke St MELBOURNE 3000	\$385,000	28/10/2025

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:

27/11/2025 15:18



Property Type:
Agent Comments

Indicative Selling Price
\$380,000 - \$400,000
Median Unit Price
September quarter 2025: \$470,000

Comparable Properties



2314/81 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 19/11/2025
Property Type: Apartment



3407/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment



210/639 Little Bourke St MELBOURNE 3000 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 28/10/2025
Property Type: Apartment