

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

2902/36-40 LA TROBE STREET 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

\$500,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

3302/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$525,000	26-Jan-26
1705/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$500,000	22-Dec-25
404/33 MACKENZIE STREET MELBOURNE VIC 3000	\$520,000	06-Jul-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: 27 August 2026



**3302/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$525,000

Sold Date

26-Jan-26

Distance

0km



**1705/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$500,000

Sold Date

22-Dec-25

Distance

0km



**404/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

^{RS} **\$520,000**

Sold Date

06-Jul-26

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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