

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

3507/500 ELIZABETH 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

\$515,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

2001/462 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	30-Dec-25
3506/462 ELIZABETH STREET MELBOURNE VIC 3000	\$515,000	05-Nov-25
2501/462 ELIZABETH STREET MELBOURNE VIC 3000	\$510,000	27-Oct-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.~~

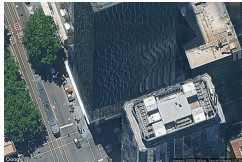
This Statement of Information was prepared on: 17 March 2026


**2001/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2
  2
  -

Sold Price **\$500,000** Sold Date **30-Dec-25**

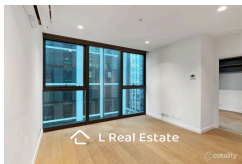
Distance **0.08km**


**3506/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2
  2
  -

Sold Price **\$515,000** Sold Date **05-Nov-25**

Distance **0.08km**


**2501/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2
  2
  -

Sold Price **\$510,000** Sold Date **27-Oct-25**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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