

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

4101/462 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

\$540,000

&

\$580,000

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

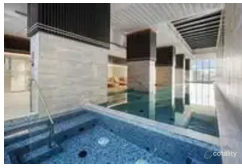
Date of sale

4604/462 ELIZABETH STREET MELBOURNE VIC 3000	\$545,000	25-Jun-26
1002/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$560,000	21-May-26
2604/648 LONSDALE STREET MELBOURNE VIC 3000	\$578,000	06-Jun-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: 08 August 2026



**4604/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

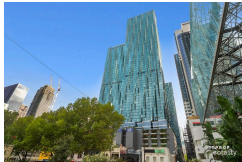
\$545,000

Sold Date

25-Jun-26

Distance

0km



**1002/371 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  -

Sold Price

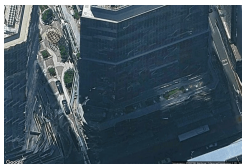
\$560,000

Sold Date

21-May-26

Distance

0.44km



**2604/648 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$578,000

Sold Date

06-Jun-26

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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