

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

4102/228 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

\$498,000

&

\$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

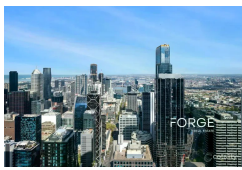
Date of sale

6801/228 LA TROBE STREET MELBOURNE VIC 3000	\$495,000	29-Jan-26
4305/250 SPENCER STREET MELBOURNE VIC 3000	\$535,000	12-Feb-26
708A/260 SPENCER STREET MELBOURNE VIC 3000	\$495,000	30-Jan-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: 30 March 2026



6801/228 LA TROBE STREET
MELBOURNE VIC 3000

 1  1  1

Sold Price

^{RS} \$495,000

^{UN}

Sold Date

29-Jan-26

Distance

0km



4305/250 SPENCER STREET
MELBOURNE VIC 3000

 1  1  1

Sold Price

^{RS} \$535,000

Sold Date

12-Feb-26

Distance

1.2km



708A/260 SPENCER STREET
MELBOURNE VIC 3000

 1  1  1

Sold Price

\$495,000

Sold Date

30-Jan-26

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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