

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

608/225 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2025 to 31/12/2025 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	1114/55 Merchant St DOCKLANDS 3008	\$565,000	19/02/2026
2	1014/33 Blackwood St NORTH MELBOURNE 3051	\$550,000	04/02/2026
3	901/87 Franklin St MELBOURNE 3000	\$588,000	30/01/2026

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:

23/02/2026 11:54



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
December quarter 2025: \$500,000

Comparable Properties



1114/55 Merchant St DOCKLANDS 3008 (REI)

Agent Comments

2 1 1

Price: \$565,000
Method: Private Sale
Date: 19/02/2026
Property Type: Apartment



1014/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 04/02/2026
Property Type: Apartment



901/87 Franklin St MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$588,000
Method: Private Sale
Date: 30/01/2026
Property Type: Apartment