

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address

Including suburb & postcode

609/250 Elizabeth Street, Melbourne

Indicative selling price

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

Single price

X

or range between

\$440,000

&

\$480,000

Median sale price

Median price

\$478,000

Property type

Apartment

Suburb

Melbourne

Period - from

01/07/25

to

30/06/26

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	Sale Date	Size	Bed	Bath	Car
1. 909/250 Elizabeth Street	\$445,0000	24/07/26	72m2	2	2	0
2. 712/250 Elizabeth Street	\$475,000	09/06/26	72m2	2	2	0
3. 512/250 Elizabeth Street	\$460,000	28/04/26	72m2	2	2	0

This Statement of Information was prepared on:

11/09/26

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 912/250 Elizabeth Street	\$475,000	11/03/26	72m2	2	2	0
5. 812/250 Elizabeth Street	\$475,000	16/02/26	72m2	2	2	0
6. 1012/250 Elizabeth Street	\$480,000	27/01/26	72m2	2	2	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes - Chiller unit levy & potential lift upgrade levy, pool & sauna not currently functional	N/A	\$625-\$675pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,632.59	\$1,110.85	OC - \$7,819.41 Special Levy - \$875.79 p/q ending Q2 2027	\$10,562.85

Size	Year Built	# In Complex/Block	Facilities
72	1976. Refurbished in 2001	360 / 135	Gym, Pool, Sauna, BBQ Area, Meeting Room

Owners Corporation	Chattels
The Knight P: 03 9509 3144	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
250E	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.