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	6206/462 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	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jul 2025	to	30 Jun 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
3903/120 A'BECKETT STREET MELBOURNE VIC 3000	$580,000	05-Feb-26
1509/160 VICTORIA STREET CARLTON VIC 3053	$615,000	27-Mar-26
3113/160 VICTORIA STREET CARLTON VIC 3053	$600,000	19-Mar-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: 01 July 2026

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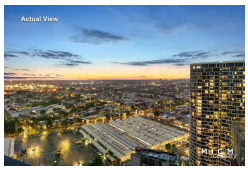

3903/120 A'BECKETT STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$580,000** Sold Date **05-Feb-26**

Distance **0.16km**

1509/160 VICTORIA STREET CARLTON VIC 3053

2 2 -

Sold Price **$615,000** Sold Date **27-Mar-26**

Distance **0.22km**

3113/160 VICTORIA STREET CARLTON VIC 3053

2 2 -

Sold Price **$600,000** Sold Date **19-Mar-26**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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