

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 1406/327 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 \$330,000 & \$363,000

Median sale price

Median price \$375,000 Property type Apartment Suburb Melbourne

Period - From Feb 2025 to Feb 2026 Source Real Estate.com

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. 1805/327 La Trobe Street, Melbourne, Vic 3000	\$320,000	03 Nov 2025
2. 3508/285 La Trobe Street Melbourne VIC 3000	\$365,000	16 Jun 2025
3. 3005/327 La Trobe Street, Melbourne, Vic 3000	\$333,000	27 Nov 2025

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: 1/3/2026