

# 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

~~Single Price~~

or range  
between

\$478,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

2002/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$470,000	08-Dec-25
6801/228 LA TROBE STREET MELBOURNE VIC 3000	\$495,000	29-Jan-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: 04 May 2026

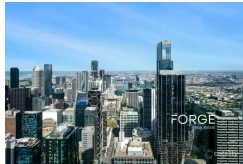


2002/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1
  1
  1

Sold Price \$470,000 Sold Date 08-Dec-25

Distance 0.88km

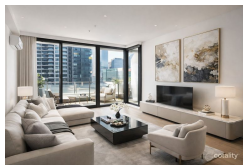


6801/228 LA TROBE STREET MELBOURNE VIC 3000

 1
  1
  1

Sold Price <sup>RS</sup> \$495,000 <sup>UN</sup> Sold Date 29-Jan-26

Distance 0km



708A/260 SPENCER STREET MELBOURNE VIC 3000

 1
  1
  1

Sold Price \$495,000 Sold Date -

Distance 1.3km

RS = Recent sale

UN = Undisclosed Sale

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