

## 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

1004/471 LITTLE BOURKE 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

\$305,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

1011/250 ELIZABETH STREET MELBOURNE VIC 3000	\$313,500	09-Feb-26
182 COLLINS STREET MELBOURNE VIC 3000	\$298,000	11-Jan-26
1405/80 A'BECKETT STREET MELBOURNE VIC 3000	\$320,000	23-Dec-25

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: 17 February 2026


**1011/250 ELIZABETH STREET  
 MELBOURNE VIC 3000**

Sold Price

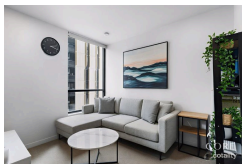
<sup>RS</sup> **\$313,500** Sold Date **09-Feb-26**
 1  1  1

 Distance **0.4km**

**182 COLLINS STREET MELBOURNE  
 VIC 3000**

Sold Price

**\$298,000** Sold Date **11-Jan-26**
 1  -  -

 Distance **0.74km**

**1405/80 A'BECKETT STREET  
 MELBOURNE VIC 3000**

Sold Price

<sup>RS</sup> **\$320,000** Sold Date **23-Dec-25**
 1  1  1

 Distance **0.65km**
**RS** = Recent sale      **UN** = Undisclosed Sale

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