

## 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

1405/315 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

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

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

302/315-321 LA TROBE STREET MELBOURNE VIC 3000	-	23-Jun-25
801/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$416,000	13-Dec-24
1005/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$395,000	22-Feb-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: 25 July 2025



**302/315-321 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **23-Jun-25**

Distance **0km**



**801/315-321 LA TROBE STREET  
MELBOURNE VIC 3000**

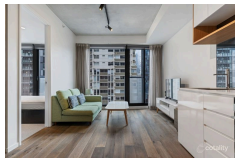
 2  1  1

Sold Price

**\$416,000**

Sold Date **13-Dec-24**

Distance **0km**



**1005/315-321 LA TROBE STREET  
MELBOURNE VIC 3000**

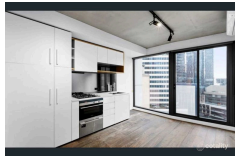
 2  1  -

Sold Price

**\$395,000**

Sold Date **22-Feb-25**

Distance **0km**



**1201/315-321 LA TROBE STREET  
MELBOURNE VIC 3000**

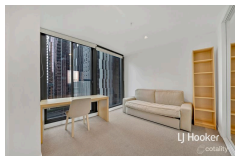
 2  1  1

Sold Price

**\$370,000**

Sold Date **19-Jun-24**

Distance **0km**



**1502/315-321 LA TROBE STREET  
MELBOURNE VIC 3000**

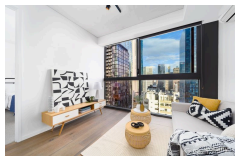
 2  1  -

Sold Price

-

Sold Date **15-Mar-25**

Distance **0km**



**2404/315-321 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

**\$395,000**

Sold Date **25-Sep-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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**901/327 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

**\$365,000**

Sold Date

**22-May-25**

Distance

**0.02km**

RS = Recent sale

UN = Undisclosed Sale

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