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	201/95 BERKELEY 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	$480,000	&	$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2025	to	31 Aug 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
2704/483 SWANSTON STREET MELBOURNE VIC 3000	$480,000	16-Apr-26
3307/228 LA TROBE STREET MELBOURNE VIC 3000	$488,000	23-Jun-26
5210/500 ELIZABETH STREET MELBOURNE VIC 3000	$495,000	03-Aug-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: 22 September 2026

CONSUMER AFFAIRS VICTORIA

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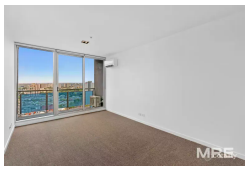
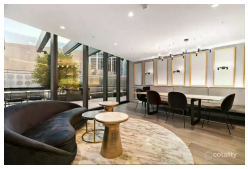


2704/483 SWANSTON STREET MELBOURNE VIC 3000

1 1 2

Sold Price **$480,000** Sold Date **16-Apr-26**

Distance **0.52km**

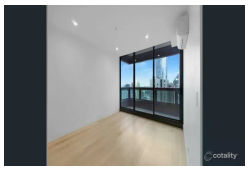


3307/228 LA TROBE STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$488,000** Sold Date **23-Jun-26**

Distance **0.76km**



5210/500 ELIZABETH STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$495,000** Sold Date **03-Aug-26**

Distance **0.45km**

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

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