

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

2201/442-450 ELIZABETH 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

1010/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	07-Jan-25
1510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$470,000	09-Sep-25
1610/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	23-Sep-24

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: 03 March 2026



**1010/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price

\$465,000

Sold Date

07-Jan-25

Distance

0km



**1510/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 2
  1
  -

Sold Price

\$470,000

Sold Date

09-Sep-25

Distance

0km



**1610/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 2
  1
  -

Sold Price

\$465,000

Sold Date

23-Sep-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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