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.

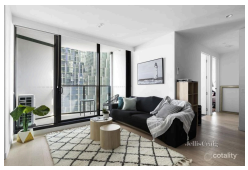
Address of comparable property	Price	Date of sale
2410/442-450 ELIZABETH STREET MELBOURNE VIC 3000	$455,000	19-Jan-26
4104/462 ELIZABETH STREET MELBOURNE VIC 3000	$458,000	27-Feb-26
1409/31 A'BECKETT STREET MELBOURNE VIC 3000	$490,000	02-Feb-26

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: 18 March 2026

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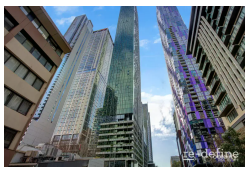


2410/442-450 ELIZABETH STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$455,000** Sold Date **19-Jan-26**

Distance **0km**



4104/462 ELIZABETH STREET MELBOURNE VIC 3000

2 1 -

Sold Price RS **$458,000** Sold Date **27-Feb-26**

Distance **0.06km**



1409/31 A'BECKETT STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$490,000** Sold Date **02-Feb-26**

Distance **0.17km**

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

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