

# 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 407/225 Elizabeth 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)

Price Range

\$420,000

&

\$460,000

### Median sale price

Median price

\$395,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/07/2024

to

30/06/2025

Source

Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
601/199 WILLIAM STREET, MELBOURNE VIC 3000	\$465,000	01/05/2025
3701/442 ELIZABETH STREET, MELBOURNE VIC 3000	\$460,000	02/07/2025
2505/483 SWANSTON STREET, MELBOURNE VIC 3000	\$445,000	17/03/2025

This Statement of Information was prepared on: 15/07/2025