Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	31/131 La Trobe Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$680,00	nge between \$6	630,000	&	\$680,000
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Median sale price

Median price	\$510,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	07/10/2024	to	06/10/2025	So	ource	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2307/163 City Rd SOUTHBANK 3006	\$665,000	11/07/2025
2	1001/228 Abeckett St MELBOURNE 3000	\$650,888	24/06/2025
3	702/68 La Trobe St MELBOURNE 3000	\$692,000	15/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/10/2025 10:04









Indicative Selling Price \$630,000 - \$680,000 **Median Unit Price** 07/10/2024 - 06/10/2025: \$510,000

Comparable Properties



2307/163 City Rd SOUTHBANK 3006 (REI)

Agent Comments

Price: \$665,000 Method: Private Sale Date: 11/07/2025

Property Type: Apartment Land Size: 104 sqm approx

1001/228 Abeckett St MELBOURNE 3000 (REI/VG)

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Agent Comments

Price: \$650,888 Method: Private Sale Date: 24/06/2025

Property Type: Apartment

702/68 La Trobe St MELBOURNE 3000 (REI/VG)





Price: \$692,000

Method: Expression of Interest

Date: 15/04/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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