

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

31/131 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$630,000

&

\$680,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

07/10/2024

to

06/10/2025

Source

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	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 comparable properties 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



Property Type:
Agent Comments

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)

Agent Comments



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



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

Agent Comments



Price: \$692,000
Method: Expression of Interest
Date: 15/04/2025
Property Type: Apartment