

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

3607/442-450 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

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

3902/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$798,000	19-Jul-25
5707/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$818,000	13-Aug-25
6307/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$895,000	18-Sep-25

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: 26 December 2025



3902/442-450 ELIZABETH STREET Sold Price **\$798,000** Sold Date **19-Jul-25**
MELBOURNE VIC 3000

 3  2  1

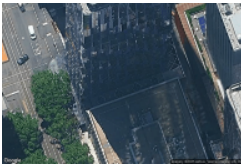
Distance **0km**



5707/442-450 ELIZABETH STREET Sold Price **\$818,000** Sold Date **13-Aug-25**
MELBOURNE VIC 3000

 3  2  1

Distance **0km**



6307/442-450 ELIZABETH STREET Sold Price **\$895,000** Sold Date **18-Sep-25**
MELBOURNE VIC 3000

 3  2  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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