

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

1709/22-24 JANE BELL LANE 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

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

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

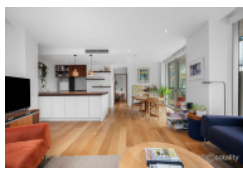
Date of sale

908/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$810,000	25-Sep-25
1204/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$690,000	05-Sep-24
1306/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$640,000	23-Jul-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: 02 December 2025

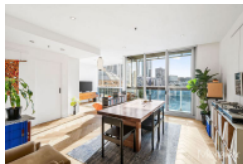


**908/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$810,000** Sold Date **25-Sep-25**

Distance **0km**



**1204/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$690,000** Sold Date **05-Sep-24**

Distance **0km**

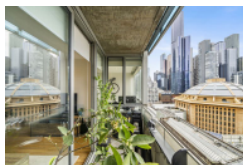


**1306/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$640,000** Sold Date **23-Jul-25**

Distance **0km**

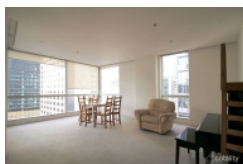


**1404/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$699,999** Sold Date **13-Aug-24**

Distance **0km**



**1609/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$625,000** Sold Date **27-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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