

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

717/250 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$310,000 & \$320,000

Median sale price

Median price \$488,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	1814/33 Mackenzie St MELBOURNE 3000	\$318,000	30/06/2025
2	1704/327 La Trobe St MELBOURNE 3000	\$310,000	10/06/2025
3	611/613 Swanston St CARLTON 3053	\$310,000	04/06/2025

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:

08/07/2025 09:45

**Property Type:** Hotel (Licenced)

Agent Comments

Indicative Selling Price

\$310,000 - \$320,000

Median Unit Price

June quarter 2025: \$488,000

Comparable Properties

**1814/33 Mackenzie St MELBOURNE 3000 (REI/VG)**

Agent Comments

**Price:** \$318,000**Method:** Private Sale**Date:** 30/06/2025**Property Type:** Apartment**1704/327 La Trobe St MELBOURNE 3000 (REI)**

Agent Comments

**Price:** \$310,000**Method:** Private Sale**Date:** 10/06/2025**Property Type:** Apartment**611/613 Swanston St CARLTON 3053 (REI/VG)**

Agent Comments

**Price:** \$310,000**Method:** Private Sale**Date:** 04/06/2025**Property Type:** Apartment