

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

141-149 LA TROBE 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

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

2803/318 RUSSELL STREET MELBOURNE VIC 3000	\$580,000	21-Nov-25
3804/318 RUSSELL STREET MELBOURNE VIC 3000	\$550,000	18-Oct-25
301/68 LA TROBE STREET MELBOURNE VIC 3000	\$580,000	30-Dec-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: 01 April 2026


**2803/318 RUSSELL STREET
MELBOURNE VIC 3000**
 2  2  -

 Sold Price **\$580,000** Sold Date **21-Nov-25**

 Distance **0.08km**

**3804/318 RUSSELL STREET
MELBOURNE VIC 3000**
 2  1  1

 Sold Price **\$550,000** Sold Date **18-Oct-25**

 Distance **0.08km**

**301/68 LA TROBE STREET
MELBOURNE VIC 3000**
 2  1  1

 Sold Price **\$580,000** Sold Date **30-Dec-25**

 Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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