

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

2011/22-24 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

or range
between

\$520,000

&

\$550,000

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

1004/181 EXHIBITION STREET MELBOURNE VIC 3000	\$550,000	18-Aug-25
2802/228 LA TROBE STREET MELBOURNE VIC 3000	\$548,000	18-Aug-25
2808/33 MACKENZIE STREET MELBOURNE VIC 3000	\$538,000	18-Jun-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

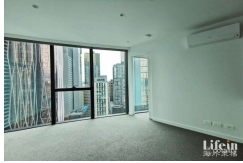


**1004/181 EXHIBITION STREET
MELBOURNE VIC 3000**

2 1 1

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

Distance **0.37km**



**2802/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$548,000** Sold Date **18-Aug-25**

Distance **0.31km**



**2808/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$538,000** Sold Date **18-Jun-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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