

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address
Including suburb & postcode 1909/68 La Trobe Street, Melbourne VIC 3000

Indicative selling price

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

Single price X or range between \$820,000 & \$890,000

Median sale price

Median price \$469,000 Property type Apartment Suburb Melbourne

Period - from 01/07/24 to 30/06/25 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	Sale Date	Size	Bed	Bath	Car
1. 1109/68 La Trobe St	\$850,000	29/8/2025	105m2	2	2	2
2. 1804/265 Exhibition St	\$870,000	16/12/2025	92.6 m2	2	2	1
3. 1402/63 La Trobe St	\$850,000	6/11/2025	71.58m2	2	2	1

This Statement of Information was prepared on: 20/2/26

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 609/68 La Trobe St	\$890,000	19/5/2025	105m2	2	2	1
5. 8302/228 La Trobe St	\$820,000	11/2/2025	69.3 m2	2	2	1
6. 2508/22-24 Jane Bell Lane	\$785,000	6/2/2026	79.3 m2	2	1	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$900

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2,171.83	\$737.02	\$13,130.96	\$16,039.81

Size	Year Built	# In Complex/Block	Facilities
105m ²	2004	259	24/7 concierge, secure double-parking, gym, indoor pool, spa, sauna, steam room, Intercom, BBQ garden

Owners Corporation	Chattels
The Knight - 03 9509 3144	All fixed floor coverings, electric light fittings, dishwasher, window furnishings

Building	Sale Method	Terms
Concept Blue	Deadline Sale 24 th March 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.