

## 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

901/68 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

1212/12 QUEENS ROAD MELBOURNE VIC 3004	\$523,000	28-Oct-25
1411/12 QUEENS ROAD MELBOURNE VIC 3004	\$510,000	16-Oct-25
310/450 ST KILDA ROAD MELBOURNE VIC 3004	\$590,000	03-Jan-26

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: 22 February 2026

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**1212/12 QUEENS ROAD  
 MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$523,000** Sold Date **28-Oct-25**

Distance **3.47km**



**1411/12 QUEENS ROAD  
 MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$510,000** Sold Date **16-Oct-25**

Distance **3.47km**



**310/450 ST KILDA ROAD  
 MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$590,000** Sold Date **03-Jan-26**

Distance **3.49km**

RS = Recent sale      UN = Undisclosed Sale

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