

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

2901/8 SUTHERLAND 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

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

3607/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$790,000	13-Feb-26
7106/462 ELIZABETH STREET MELBOURNE VIC 3000	\$810,000	14-Oct-25
5004/560 LONSDALE STREET MELBOURNE VIC 3000	\$761,999	10-Nov-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: 30 March 2026



3607/442-450 ELIZABETH STREET Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **13-Feb-26**
MELBOURNE VIC 3000

3 2 1

Distance **0.33km**



7106/462 ELIZABETH STREET Sold Price **\$810,000** Sold Date **14-Oct-25**
MELBOURNE VIC 3000

3 2 1

Distance **0.38km**



5004/560 LONSDALE STREET Sold Price **\$761,999** Sold Date **10-Nov-25**
MELBOURNE VIC 3000

3 2 1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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