

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

803/141-149 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

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

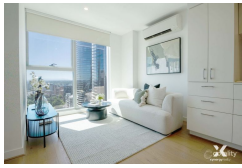
Date of sale

2904/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$440,000	03-Apr-26
903/141-149 LA TROBE STREET MELBOURNE VIC 3000	\$465,000	09-Sep-25
1203/36-40 LA TROBE STREET MELBOURNE VIC 3000	\$405,000	14-May-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: 17 August 2026



**2904/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$440,000

Sold Date **03-Apr-26**

Distance

0.08km



**903/141-149 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$465,000

Sold Date **09-Sep-25**

Distance

0km



**1203/36-40 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$405,000

Sold Date **14-May-26**

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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