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	6/640 Elizabeth Street, Melbourne Vic 3000

Indicative selling price

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

Single price $375,000

Median sale price

Median price $500,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2025 to 31/12/2025 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	Date of sale
1	511/668 Bourke St MELBOURNE 3000	$375,000	15/12/2025
2	908/455 Elizabeth St MELBOURNE 3000	$365,000	19/11/2025
3	403A/155 Franklin St MELBOURNE 3000	$390,000	22/09/2025

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 six months.~~

This Statement of Information was prepared on: 02/02/2026 08:52

6/640 Elizabeth Street, Melbourne Vic 3000



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$375,000
Median Unit Price
December quarter 2025: $500,000

Comparable Properties



511/668 Bourke St MELBOURNE 3000 (REI)

1 | 1 | 1

Price: $375,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment

Agent Comments



908/455 Elizabeth St MELBOURNE 3000 (VG)

1 | - | -

Price: $365,000
Method: Sale
Date: 19/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



403A/155 Franklin St MELBOURNE 3000 (REI/VG)

1 | 1 | 1

Price: $390,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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