Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	8/640 Elizabeth Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$398,000.00	&	$437,000.00

Median sale price

Median price	$500,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Oct 2025	to	Dec 2025	Source	REIV

Comparable property sales

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
506/87 Franklin St MELBOURNE 3000	$420,000.00	21/11/2025
512/87 Franklin St MELBOURNE 3000	$399,000.00	25/09/2025
109A/640 Swanston St CARLTON 3053	$405,000.00	24/08/2025

This Statement of Information was prepared on: Wednesday 14th January 2026