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<br>Including suburb and postcode | 702/16 Liverpool Street, Melbourne Vic 3000 |

## Indicative selling price

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

Range between $450,000 & $480,000

## Median sale price

Median price $465,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2024 to 30/09/2025 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 | 240/88 Kavanagh St SOUTHBANK 3006 | $440,000 | 09/10/2025 |
| 2 | 203/36 Bedford St COLLINGWOOD 3066 | $485,000 | 24/09/2025 |
| 3 | 507/16 Liverpool St MELBOURNE 3000 | $433,499 | 02/09/2025 |

**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: 21/10/2025 12:10

# 702/16 Liverpool Street, Melbourne Vic 3000

JellisCraig

David Sanguinedo
03 8415 6100
0449 903 346
davidsanguinedo@jelliscraig.com.au



1 1 1

**Property Type:**
Flat/Unit/Apartment (Res)
**Land Size:** 49 sqm approx

Agent Comments

**Indicative Selling Price**
$450,000 - $480,000
**Median Unit Price**
Year ending September 2025: $465,000

## Comparable Properties



**240/88 Kavanagh St SOUTHBANK 3006 (REI)**

1 1 1

**Price:** $440,000
**Method:** Private Sale
**Date:** 09/10/2025
**Property Type:** Apartment

Agent Comments



**203/36 Bedford St COLLINGWOOD 3066 (REI)**

1 1 1

**Price:** $485,000
**Method:** Private Sale
**Date:** 24/09/2025
**Property Type:** Unit

Agent Comments



**507/16 Liverpool St MELBOURNE 3000 (VG)**

1 - -

**Price:** $433,499
**Method:** Sale
**Date:** 02/09/2025
**Property Type:** Strata Unit/Flat

Agent Comments

**Account** - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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