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	49/33 Latrobe Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$680,000.00	&	$720,000.00

Median sale price

Median price	$395,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Aug 2024	to	Jul 2025	Source	Cotality

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
9/1 JAMES STREET FITZROY VIC 3065	$710,000.00	4/08/2025
304/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	$700,000.00	30/05/2025
2002/155 FRANKLIN STREET MELBOURNE VIC 3000	$680,000.00	19/07/2025

This Statement of Information was prepared on: Friday 29th August 2025