

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

2704/315-321 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

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

302/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$405,000	23-Jun-25
1004/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$425,000	03-Sep-25
3001/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$320,000	13-Nov-25

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.~~

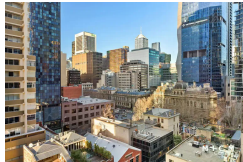
This Statement of Information was prepared on: 28 November 2025


**302/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$405,000** Sold Date **23-Jun-25**

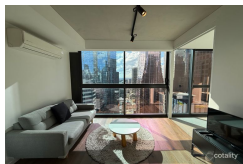
Distance **0km**


**1004/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price ^{RS} **\$425,000** Sold Date **03-Sep-25**

Distance **0km**


**3001/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price ^{RS} **\$320,000** Sold Date **13-Nov-25**

Distance **0km**


**1702/327 LA TROBE STREET
MELBOURNE VIC 3000**

 2
  1
  -

Sold Price **\$380,000** Sold Date **28-Jul-25**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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