

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

2102/315-321 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

\$350,000

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

1104/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$355,000	11-Jul-24
2201/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$320,000	03-Feb-25
2303/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$356,299	22-Aug-24

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



**1104/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

\$355,000

Sold Date

11-Jul-24

Distance

0km



**2201/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

\$320,000

Sold Date

03-Feb-25

Distance

0km



**2303/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price

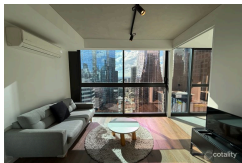
\$356,299

Sold Date

22-Aug-24

Distance

0km



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

 1
  1
  -

Sold Price

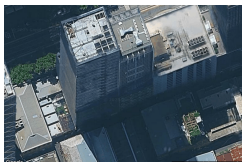
^{RS} **\$320,000**

Sold Date

13-Nov-25

Distance

0km



**3002/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

\$315,000

Sold Date

17-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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