

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

23/24-38 LITTLE BOURKE 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

or range
between

\$680,000

&

\$709,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

34/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$730,000	17-Sep-25
4608/318 RUSSELL STREET MELBOURNE VIC 3000	\$640,000	30-Jul-25
3009/301 KING STREET MELBOURNE VIC 3000	\$682,500	10-Jun-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: 08 December 2025



**34/24-38 LITTLE BOURKE STREET
 MELBOURNE VIC 3000**

Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **17-Sep-25**
 Distance **0km**

 2  1  -



**4608/318 RUSSELL STREET
 MELBOURNE VIC 3000**

Sold Price **\$640,000** Sold Date **30-Jul-25**
 Distance **0.42km**

 2  1  -



**3009/301 KING STREET
 MELBOURNE VIC 3000**

Sold Price **\$682,500** Sold Date **10-Jun-25**
 Distance **1.57km**

 2  1  -

RS = Recent sale **UN** = Undisclosed Sale

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