

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

13/24-38 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

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

45/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$490,000	22-Sep-25
4/61 MACKENZIE STREET MELBOURNE VIC 3000	\$500,000	18-Dec-25
6801/228 LA TROBE STREET MELBOURNE VIC 3000	\$495,000	29-Jan-26

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: 10 February 2026



**45/24-38 LITTLE BOURKE STREET
 MELBOURNE VIC 3000**

 1  1 

Sold Price

\$490,000

Sold Date

22-Sep-25

Distance

0km



**4/61 MACKENZIE STREET
 MELBOURNE VIC 3000**

 1  1 

Sold Price

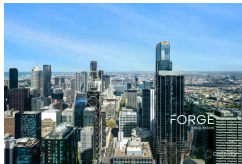
\$500,000

Sold Date

18-Dec-25

Distance

0.49km



**6801/228 LA TROBE STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS} **\$495,000** ^{UN}

Sold Date

29-Jan-26

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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