

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

12/24-38 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

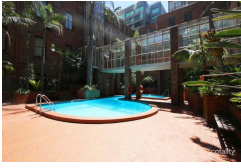
Date of sale

1/24 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$495,000	02-Mar-26
13/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$495,000	02-Mar-26
3305/31 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	24-Feb-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: 11 May 2026



**1/24 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

 1  2  -

Sold Price **\$495,000** Sold Date **02-Mar-26**

Distance **0km**

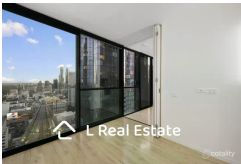


**13/24-38 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price Sold Date **02-Mar-26**

Distance **0km**



**3305/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$450,000** Sold Date **24-Feb-26**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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