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	1008/22-24 JANE BELL LANE 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	$800,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$410,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Apr 2025	to	31 Mar 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
2206/22-24 JANE BELL LANE MELBOURNE VIC 3000	$685,000	17-Nov-25
2508/22-24 JANE BELL LANE MELBOURNE VIC 3000	$785,000	06-Feb-26
4106/22-24 JANE BELL LANE MELBOURNE VIC 3000	$730,000	27-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: 28 April 2026

CONSUMER AFFAIRS VICTORIA

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2206/22-24 JANE BELL LANE MELBOURNE VIC 3000

2 1 1

Sold Price **$685,000** Sold Date **17-Nov-25**

Distance **0km**

2508/22-24 JANE BELL LANE MELBOURNE VIC 3000

2 1 1

Sold Price **$785,000** Sold Date **06-Feb-26**

Distance **0km**

4106/22-24 JANE BELL LANE MELBOURNE VIC 3000

2 1 1

Sold Price RS **$730,000** Sold Date **27-Feb-26**

Distance **0km**

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

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