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	3806/228 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	$450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$409,444	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
3502/228 LA TROBE STREET MELBOURNE VIC 3000	$430,000	28-Sep-25
5702/228 LA TROBE STREET MELBOURNE VIC 3000	$448,888	27-Nov-25
5806/228 LA TROBE STREET MELBOURNE VIC 3000	$460,000	07-Nov-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: 03 February 2026

CORE REALTY

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3502/228 LA TROBE STREET MELBOURNE VIC 3000

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Sold Price **$430,000** Sold Date **28-Sep-25**

Distance **0km**



5702/228 LA TROBE STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$448,888** Sold Date **27-Nov-25**

Distance **0km**



5806/228 LA TROBE STREET MELBOURNE VIC 3000

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Sold Price **$460,000** Sold Date **07-Nov-25**

Distance **0km**

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

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