

Statement of Information

# Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb and  
postcode 3210/22-24 Jane Bell Lane, Melbourne, 3000

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between  &

## Median sale price

Median price  Property type  Suburb   
Period -  to  Source

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2007/22-24 Jane Bell La MELBOURNE 3000	\$675,000.00	9/04/2025
1205/31 Spring St MELBOURNE 3000	\$687,000.00	17/07/2025
302A/640 Swanston St CARLTON 3053	\$692,500.00	28/03/2025

This Statement of Information was prepared on: