

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

112/288 ADDERLEY STREET WEST MELBOURNE VIC 3003

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

\$730,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

4/55 PROVOST STREET NORTH MELBOURNE VIC 3051	\$745,000	19-Oct-24
1207/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$780,000	17-Jan-25
103/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$750,000	11-Dec-24

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 April 2025

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



**4/55 PROVOST STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price **\$745,000** Sold Date **19-Oct-24**

Distance **0.63km**



**1207/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$780,000** Sold Date **17-Jan-25**

Distance **0.69km**



**103/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$750,000** Sold Date **11-Dec-24**

Distance **0.74km**

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

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