

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

28 Wilson Street, Princes Hill Vic 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,722,500

Property Type House

Suburb Princes Hill

Period - From 11/03/2024

to 10/03/2025

Source Property Data

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 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
1	41 Arnold St PRINCES HILL 3054	\$1,425,000	23/02/2025
2	665 Lygon St PRINCES HILL 3054	\$1,430,000	21/10/2024
3	14 Birkenhead St FITZROY NORTH 3068	\$1,405,000	05/10/2024

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 six months.~~

This Statement of Information was prepared on:

11/03/2025 12:15