

# 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 208/5 Stawell Street, West Melbourne Vic 3003

### Indicative selling price

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

Range between \$315,000 & \$345,000

### Median sale price

Median price \$523,250 Property Type Unit Suburb West Melbourne

Period - From 01/10/2023 to 30/09/2024 Source REIV

### 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	1701/393 Spencer St WEST MELBOURNE 3003	\$345,000	12/12/2024
2	1908/25-33 Wills St MELBOURNE 3000	\$315,000	04/12/2024
3	3809/81 Abeckett St MELBOURNE 3000	\$340,000	01/11/2024

**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: 14/01/2025 17:46



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$315,000 - \$345,000  
**Median Unit Price**  
Year ending September 2024: \$523,250

## Comparable Properties



**1701/393 Spencer St WEST MELBOURNE 3003 (REI/VG)** Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 12/12/2024  
**Property Type:** Apartment



**1908/25-33 Wills St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 04/12/2024  
**Property Type:** Apartment



**3809/81 Abckett St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 01/11/2024  
**Property Type:** Apartment

Account - Bow Residential | P: (03) 8672 2942