

## 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

408/288 ADDERLEY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

103/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$750,000	11-Dec-24
1207/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$780,000	17-Jan-25
305/24 COBDEN STREET NORTH MELBOURNE VIC 3051	\$760,000	11-Sep-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: 29 January 2025

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

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**11-Dec-24**

 2  2  1

Distance

**0.73km**



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

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**17-Jan-25**

 2  2  1

Distance

**0.74km**



**305/24 COBDEN STREET NORTH  
MELBOURNE VIC 3051**

Sold Price

**\$760,000**

Sold Date

**11-Sep-24**

 2  2  1

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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