

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 36 Eades Place, West Melbourne VIC 3003

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,300,000

Property type House

Suburb West Melbourne

Period - From 01/10/2024

to

31/12/2024

Source REIV

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
9 Hotham Place, North Melbourne VIC 3051	\$1,625,000	03/10/2024
12 Shiel Street, North Melbourne VIC 3051	\$1,660,000	03/10/2024
8 Little Errol Street, North Melbourne VIC 3051	\$1,625,000	10/08/2024

This Statement of Information was prepared on: 21 January 2025