

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 7/234 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,152,500 Property Type Townhouse Suburb West Melbourne

Period - From 28/01/2024 to 27/01/2025 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	1/55 Abbotsford St WEST MELBOURNE 3003	\$1,300,000	29/11/2024
2	2/123-125 Stanley St WEST MELBOURNE 3003	\$1,180,000	12/12/2024
3	6/16 Roden St WEST MELBOURNE 3003	\$1,105,000	18/09/2024

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: 28/01/2025 14:48

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 3
  3
  1

Property Type: Townhouse (Res)

Agent Comments

Redefining warehouse living, this three-bedroom inner-city townhouse resides within the historic Moorside Wool Co building.

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

28/01/2024 - 27/01/2025: \$1,152,500

Comparable Properties

**1/55 Abbotsford St WEST MELBOURNE 3003 (REI)**

 3
  2
  1

Price: \$1,300,000**Method:****Date:** 29/11/2024**Property Type:** Townhouse (Single)

Agent Comments

Similar style property built across multiple levels in comparable location. Slightly more modern internally.

**2/123-125 Stanley St WEST MELBOURNE 3003 (REI)**

 3
  2
  2

Price: \$1,180,000**Method:** Private Sale**Date:** 12/12/2024**Property Type:** Townhouse (Single)

Agent Comments

Similar style property in comparable location. Offering one less bathroom.

**6/16 Roden St WEST MELBOURNE 3003 (VG)**

 2
  -
  -

Price: \$1,105,000**Method:** Sale**Date:** 18/09/2024**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

Inferior location, inferior size and inferior accommodation.

Account - Lucas Mills Real Estate



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