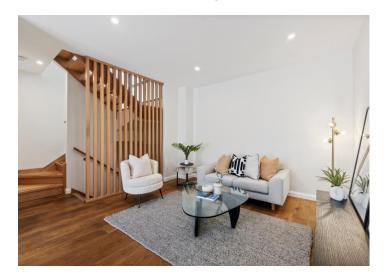
G04/82 Ireland Street, West Melbourne Vic 3003



3 Bed 2 Bath 1 Car Property Type: Townhouse Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2024: \$1,299,000

Comparable Properties



2/123-125 Stanley Street, West Melbourne 3003 (REI)

3 Bed 2 Bath 2 Car Price: \$1,180,000 Method: Private Sale Date: 12/12/2024

Property Type: Townhouse (Single)

Agent Comments: Comparable beds/baths, similar

internal condition, has additional car space



1/21 Plane Tree Way, North Melbourne 3051 (REI/VG)

3 Bed 1 Bath 2 Car Price: \$1,175,000 **Method:** Auction Sale **Date:** 09/11/2024

Property Type: Townhouse (Res)

Agent Comments: Inferior less bathrooms, superior offers

additional car space, inferior condition, comparable

location



107a Mcconnell Street, Kensington 3031 (REI)

2 Bed 1 Bath - Car Price: \$1,150,000

Method: Sold Before Auction

Date: 16/09/2024

Property Type: Townhouse (Res)

Agent Comments: Inferior attributes, only 2 beds/1 baths, no car space, comparable location, comparable good

quality finishes

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode G04/82 Ireland Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

 Median price
 \$1,299,000
 House
 x
 Suburb
 West Melbourne

 Period - From
 01/01/2024
 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
2/123-125 Stanley Street, WEST MELBOURNE 3003	\$1,180,000	12/12/2024
1/21 Plane Tree Way, NORTH MELBOURNE 3051	\$1,175,000	09/11/2024
107a Mcconnell Street, KENSINGTON 3031	\$1,150,000	16/09/2024

This Statement of Information was prepared on: 03/02/2025 11:20

