

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
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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
