

# 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

203/28 Curzon Street, West Melbourne Vic 3003
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$750,000
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 & 

\$800,000
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### Median sale price

Median price 

\$540,000
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 Property Type 

Unit
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 Suburb 

West Melbourne
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Period - From 

18/12/2023
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 to 

17/12/2024
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 Source 

Property Data
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### 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	704A/640 Swanston St CARLTON 3053	\$785,000	25/10/2024
2	2110/915 Collins St DOCKLANDS 3008	\$800,000	17/10/2024
3	5308/648 Lonsdale St MELBOURNE 3000	\$780,000	16/10/2024

**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: 

18/12/2024 10:22
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203/28 Curzon Street, West Melbourne Vic 3003



 2  1.5  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median Unit Price**  
18/12/2023 - 17/12/2024: \$540,000

## Comparable Properties



**704A/640 Swanston St CARLTON 3053 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 25/10/2024  
**Property Type:** Unit



**2110/915 Collins St DOCKLANDS 3008 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$800,000  
**Method:** Sale  
**Date:** 17/10/2024  
**Property Type:** Flat/Unit/Apartment (Res)

**5308/648 Lonsdale St MELBOURNE 3000 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$780,000  
**Method:** Sale  
**Date:** 16/10/2024  
**Property Type:** Strata Unit/Flat



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