

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

1001/25 Wills Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$540,000

&

\$590,000

Median sale price

Median price \$469,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2024

to 30/06/2025

Source REIV

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	806/28 Wills St MELBOURNE 3000	\$585,000	21/08/2025
2	907/28 Wills St MELBOURNE 3000	\$600,000	11/08/2025
3	3506E/888 Collins St DOCKLANDS 3008	\$595,000	15/07/2025

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:

01/10/2025 17:14



2
 1
 1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

Year ending June 2025: \$469,000

Comparable Properties



806/28 Wills St MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$585,000

Method: Private Sale

Date: 21/08/2025

Property Type: Apartment



907/28 Wills St MELBOURNE 3000 (REI/VG)

Agent Comments

2
 2
 1

Price: \$600,000

Method: Private Sale

Date: 11/08/2025

Rooms: 4

Property Type: Apartment



3506E/888 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments

2
 1
 1

Price: \$595,000

Method: Private Sale

Date: 15/07/2025

Rooms: 3

Property Type: Apartment

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733