

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

110/107 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Range between

\$460,000

&

\$480,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/07/2025

to

30/06/2026

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	4102/228 La Trobe St MELBOURNE 3000	\$470,000	16/06/2026
2	4203/648 Lonsdale St MELBOURNE 3000	\$480,000	29/05/2026
3	4803/38 Rose La MELBOURNE 3000	\$480,000	21/05/2026

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:

10/07/2026 12:02



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$480,000

Median Unit Price

Year ending June 2026: \$580,000

Comparable Properties



4102/228 La Trobe St MELBOURNE 3000 (REI)

Agent Comments

1
 1
 1

Price: \$470,000

Method: Private Sale

Date: 16/06/2026

Property Type: Apartment



4203/648 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

1
 1
 -

Price: \$480,000

Method: Private Sale

Date: 29/05/2026

Property Type: Apartment



4803/38 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments

1
 1
 1

Price: \$480,000

Method: Private Sale

Date: 21/05/2026

Property Type: Apartment

Land Size: 70 sqm approx

Account - VICPROP | P: 03 8888 1011