

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

1107/25 WILLS STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

1807/25 WILLS STREET MELBOURNE VIC 3000	\$320,000	30-Jan-25
1404/25 WILLS STREET MELBOURNE VIC 3000	\$350,000	25-Mar-25
1508/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$323,000	04-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 31 March 2025



**1807/25 WILLS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$320,000** Sold Date **30-Jan-25**

Distance **0km**

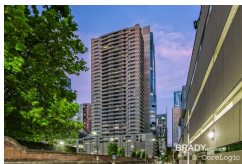


**1404/25 WILLS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$350,000** Sold Date **25-Mar-25**

Distance **0km**



**1508/380-386 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$323,000** Sold Date **04-Nov-24**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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