

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

116 Railway Place, West Melbourne Vic 3003

Indicative selling price

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

Range between \$840,000 & \$870,000

Median sale price

Median price \$1,170,000 Property Type Townhouse Suburb West Melbourne

Period - From 04/08/2025 to 03/08/2026 Source Property Data

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	4/680 Victoria St NORTH MELBOURNE 3051	\$870,000	22/05/2026
2	5/1-9 Little Leveson St NORTH MELBOURNE 3051	\$855,000	23/04/2026
3	5/5 Anderson St WEST MELBOURNE 3003	\$866,000	18/04/2026

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:

04/08/2026 20:01

Lucas Mills

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Indicative Selling Price

\$840,000 - \$870,000

Median Townhouse Price

04/08/2025 - 03/08/2026: \$1,170,000



2
 1
 1

Property Type: Townhouse
(Single)

Agent Comments

Complete with its own street frontage, this double-storey townhouse is a perfect choice for city professionals and savvy investors alike thanks to its impressive dimensions, quality inclusions and enviably convenient location.

Comparable Properties

**4/680 Victoria St NORTH MELBOURNE 3051 (REI/VG)****Agent Comments**

2
 1
 2

Price: \$870,000**Method:** Private Sale**Date:** 22/05/2026**Property Type:** Townhouse (Single)**5/1-9 Little Leveson St NORTH MELBOURNE 3051 (REI)****Agent Comments**

2
 1
 1

Price: \$855,000**Method:** Private Sale**Date:** 23/04/2026**Property Type:** Apartment**5/5 Anderson St WEST MELBOURNE 3003 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$866,000**Method:** Auction Sale**Date:** 18/04/2026**Property Type:** Apartment**Account - Lucas Mills Real Estate**