

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	1203/112 Adderley Street, West Melbourne 3003
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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	\$1,195,000	&	\$1,295,000
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Median sale price

Median price	\$610,000	Property type	<i>Apartment</i>	Suburb	West Melbourne
Period - From	25/02/2024	to	25/02/2025	Source	PropertyData.com.au

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
125/8 Waterside Pl DOCKLANDS 3008 VIC	\$1,250,000	07/02/2025
3602/100 Harbour Esp DOCKLANDS 3008 VIC	\$1,275,000	15/03/2025
1101/221 Sturt St SOUTHBANK 3006 VIC	\$1,200,000	21/01/2025

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:	23 rd April 2025
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