

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

16/18 Ireland Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$565,000 Property Type Unit Suburb West Melbourne

Period - From 05/08/2025 to 04/08/2026 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	103/2 glass St NORTH MELBOURNE 3051	\$525,000	23/05/2026
2	125/68 Leveson St NORTH MELBOURNE 3051	\$520,000	30/03/2026
3	5/33 Jeffcott St WEST MELBOURNE 3003	\$535,000	23/03/2026

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: 05/08/2026 10:27



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Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median Unit Price
05/08/2025 - 04/08/2026: \$565,000

Comparable Properties



103/2 glass St NORTH MELBOURNE 3051 (REI)

Agent Comments

1 1 -

Price: \$525,000
Method: Sold Before Auction
Date: 23/05/2026
Property Type: Apartment



125/68 Leveson St NORTH MELBOURNE 3051 (REI)

Agent Comments

1 1 1

Price: \$520,000
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment



5/33 Jeffcott St WEST MELBOURNE 3003 (REI)

Agent Comments

1 1 1

Price: \$535,000
Method: Private Sale
Date: 23/03/2026
Property Type: Apartment