

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

191 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb West Melbourne

Period - From 01/04/2024

to 31/03/2025

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	78 Hawke St WEST MELBOURNE 3003	\$1,740,000	23/02/2025
2	494 Abbotsford St NORTH MELBOURNE 3051	\$1,865,000	07/02/2025
3	191 Peel St NORTH MELBOURNE 3051	\$1,760,000	17/01/2025

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:

02/07/2025 17:33

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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending March 2025: \$1,265,000



3 2 1

Property Type:

Agent Comments

Comparable Properties



78 Hawke St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

3 2 1

Price: \$1,740,000

Method: Sold Before Auction

Date: 23/02/2025

Property Type: House (Res)

Land Size: 125 sqm approx



494 Abbotsford St NORTH MELBOURNE 3051 (VG)

Agent Comments

4 - -

Price: \$1,865,000

Method: Sale

Date: 07/02/2025

Property Type: House (Res)

Land Size: 133 sqm approx



191 Peel St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

4 2 -

Price: \$1,760,000

Method: Private Sale

Date: 17/01/2025

Property Type: House

Land Size: 112 sqm approx