

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

2/212 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,180,000

Property Type Townhouse

Suburb West Melbourne

Period - From 13/10/2024

to

12/10/2025

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	1/394-398 Queensberry St NORTH MELBOURNE 3051	\$1,050,000	13/09/2025
2	13 Erskine PI NORTH MELBOURNE 3051	\$1,210,000	05/06/2025
3	32/1 Flagstaff La WEST MELBOURNE 3003	\$1,193,000	17/05/2025

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:

13/10/2025 12:50

Lucas Mills
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2 2 1

Property Type: Townhouse

Agent Comments

One of only six in a boutique converted warehouse, this multi-level residence delivers a brilliant inner-city lifestyle with its flexible floorplan, impressive inclusions and sweeping skyline views to enjoy.

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

13/10/2024 - 12/10/2025: \$1,180,000

Comparable Properties



1/394-398 Queensberry St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$1,050,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)



13 Erskine PI NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 2 2

Price: \$1,210,000

Method: Sold Before Auction

Date: 05/06/2025

Property Type: House (Res)



32/1 Flagstaff La WEST MELBOURNE 3003 (REI)

Agent Comments

2 2 1

Price: \$1,193,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Apartment

Account - Lucas Mills Real Estate