

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

201/85 IRELAND STREET WEST MELBOURNE VIC 3003

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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

24/11 ANDERSON STREET WEST MELBOURNE VIC 3003	\$1,675,000	24-Jul-25
4 STEDEFORD LANE NORTH MELBOURNE VIC 3051	\$1,550,000	01-Jun-25

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 6 months.

This Statement of Information was prepared on: 31 July 2025

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



24/11 ANDERSON STREET WEST
MELBOURNE VIC 3003

3 2 2

Sold Price ^{RS} \$1,675,000 Sold Date 24-Jul-25

Distance 0.28km



4 STEDEFORD LANE NORTH
MELBOURNE VIC 3051

3 2 1

Sold Price \$1,550,000 Sold Date 01-Jun-25

Distance 0.79km

RS = Recent sale UN = Undisclosed Sale

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