

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

204/94 STANLEY 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2025

to

31 Jul 2026

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

304/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$650,000	10-Jun-26
604/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$636,000	11-May-26
409/102 STANLEY STREET WEST MELBOURNE VIC 3003	\$665,000	27-Apr-26

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: 03 August 2026

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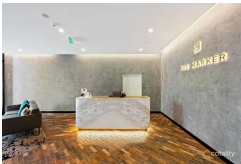
**304/94 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price	\$650,000	Sold Date	10-Jun-26
2	2	1	
		Distance	0km



**604/94 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price	\$636,000	Sold Date	11-May-26
2	-	-	
		Distance	0km



**409/102 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price	\$665,000	Sold Date	27-Apr-26
2	2	1	
		Distance	0.03km

RS = Recent sale UN = Undisclosed Sale

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