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 209 Hawke Street, West Melbourne Vic 3003 Including suburb and postcode

Indicative selling price

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

Range between \$1,650,000 \$1,790,000 &

Median sale price

Median price	\$1,180,000	Pro	perty Type T	ownhouse		Suburb	West Melbourne
Period - From	11/11/2024	to	10/11/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	100 Munster Tce NORTH MELBOURNE 3051	\$1,530,000	11/09/2025
2	242 Adderley St WEST MELBOURNE 3003	\$1,740,000	23/08/2025
3	22 Provost St NORTH MELBOURNE 3051	\$1,810,000	25/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2025 12:07



LUCAS MILLS

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Indicative Selling Price \$1,650,000 - \$1,790,000

Median Townhouse Price

11/11/2024 - 10/11/2025: \$1,180,000



Property Type: Townhouse

Agent Comments

With its spacious design, extensive features and dual outdoor zones to enjoy, this creative warehouse conversion presents an exceptional inner-city lifestyle opportunity - all in a thriving West Melbourne neighbourhood close to everything that counts.

Comparable Properties



100 Munster Tce NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

Inferior Size. Additional Bedroom.

Price: \$1,530,000 Method: Private Sale Date: 11/09/2025 Property Type: House

242 Adderley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

Similar Location. Similar

Accommodation. Inferior Carpark

Price: \$1,740,000 Method: Auction Sale Date: 23/08/2025

Property Type: House (Res)



22 Provost St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

Similar Accommodation. Additional

Bedroom

Price: \$1,810,000 Method: Private Sale Date: 25/07/2025

Property Type: Townhouse (Single)

Land Size: 95 sqm approx

Account - Lucas Mills Real Estate





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