

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

211/288 ADDERLEY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

8/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$665,000	14-Sep-24
204/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$515,000	11-Oct-24
206/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$520,000	05-Sep-24

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: 23 September 2025

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8/700 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051

1 1 1

Sold Price \$665,000 Sold Date 14-Sep-24

Distance 0.56km



204/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003

1 1 1

Sold Price \$515,000 Sold Date 11-Oct-24

Distance 0.56km



206/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003

1 1 1

Sold Price \$520,000 Sold Date 05-Sep-24

Distance 0.56km

RS = Recent sale UN = Undisclosed Sale

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