

## 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

211/288ADDERLEY STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$920,000

Property type

House

Suburb

West Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1001/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$515,000	28-Oct-23
101D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$555,000	05-Mar-25
303/5 UNION STREET BRUNSWICK VIC 3056	\$505,000	05-May-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: 20 June 2025



**1001/10 WOMINJEKA WALK WEST  
MELBOURNE VIC 3003**

Sold Price

**\$515,000**

Sold Date

**28-Oct-23**



1



1



1

Distance

**0.58km**



**101D/21 ROBERT STREET  
COLLINGWOOD VIC 3066**

Sold Price

**\$555,000**

Sold Date

**05-Mar-25**



1



1



1

Distance

**3.86km**



**303/5 UNION STREET BRUNSWICK  
VIC 3056**

Sold Price

<sup>RS</sup> **\$505,000** <sup>UN</sup>

Sold Date

**05-May-25**



1



1



1

Distance

**3.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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