

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

29/20 Commercial Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$910,000 & \$950,000

Median sale price

Median price \$465,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	Price	Date of sale
1	45/28 Jeffcott St WEST MELBOURNE 3003	\$935,000	25/11/2025
2	8/64 Westbury St ST KILDA EAST 3183	\$950,000	17/09/2025
3	15/272-276 Albert St BRUNSWICK 3056	\$940,000	28/06/2025

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 six months.~~

This Statement of Information was prepared on: 10/12/2025 17:01



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 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$910,000 - \$950,000

Median Unit Price

Year ending September 2025: \$465,000

Comparable Properties



45/28 Jeffcott St WEST MELBOURNE 3003 (REI)

Agent Comments

4
 2
 1

Price: \$935,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment



8/64 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

4
 1
 1

Price: \$950,000

Method: Sold Before Auction

Date: 17/09/2025

Property Type: Apartment



15/272-276 Albert St BRUNSWICK 3056 (REI)

Agent Comments

4
 2
 2

Price: \$940,000

Method: Private Sale

Date: 28/06/2025

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011