

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

343 William Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$1,740,000

Median sale price

Median price

\$1,265,000

Property Type

House

Suburb

West Melbourne

Period - From

01/04/2024

to

31/03/2025

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	33 Nicholson St CARLTON 3053	\$1,760,000	25/05/2025
2	153 Drummond St CARLTON 3053	\$1,900,000	26/03/2025
3	78 Hawke St WEST MELBOURNE 3003	\$1,740,000	23/02/2025

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:

06/06/2025 08:59

Eleanor Currie

0411 802 827

eleanor@whitefoxrealestate.com.au



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,740,000

Median House Price

Year ending March 2025: \$1,265,000

Comparable Properties



33 Nicholson St CARLTON 3053 (REI)

Agent Comments

3 2 1

Price: \$1,760,000

Method: Private Sale

Date: 25/05/2025

Property Type: House

Land Size: 145 sqm approx



153 Drummond St CARLTON 3053 (REI/VG)

Agent Comments

4 2 -

Price: \$1,900,000

Method: Private Sale

Date: 26/03/2025

Property Type: House

Land Size: 155 sqm approx



78 Hawke St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

3 2 1

Price: \$1,740,000

Method: Sold Before Auction

Date: 23/02/2025

Property Type: House (Res)

Land Size: 125 sqm approx

Account - Whitefox Real Estate | P: 96459699



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