

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

406/107 RODEN 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2025

to

31 Jul 2026

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

304/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$650,000	10-Jun-26
409/102 STANLEY STREET WEST MELBOURNE VIC 3003	\$665,000	27-Apr-26

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 August 2026


**304/94 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$650,000

Sold Date

10-Jun-26
 2

 2

 1

Distance

0.04km

**409/102 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$665,000

Sold Date

27-Apr-26
 2

 2

 1

Distance

0.05km
RS = Recent sale

UN = Undisclosed Sale

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