

## 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

409/102 STANLEY STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$649,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

Other

Suburb

West Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

106/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$680,000	02-Sep-25
502/102 STANLEY STREET WEST MELBOURNE VIC 3003	\$725,000	08-Jun-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: 25 February 2026



**106/94 STANLEY STREET WEST  
MELBOURNE VIC 3003**

Sold Price **\$680,000** Sold Date **02-Sep-25**

 2  2  1

Distance **0km**



**502/102 STANLEY STREET WEST  
MELBOURNE VIC 3003**

Sold Price **\$725,000** Sold Date **08-Jun-25**

 2  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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