

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

502/102 STANLEY 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Other

Suburb

West Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

203/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$813,800	30-Sep-24
1207/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$780,000	17-Jan-25
3411/560 LONSDALE STREET MELBOURNE VIC 3000	\$808,000	21-Jan-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: 07 March 2025



**203/85 LEVESON STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price

\$813,800

Sold Date **30-Sep-24**

Distance

0.64km



**1207/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS} **\$780,000**

Sold Date **17-Jan-25**

Distance

0.8km



**3411/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$808,000**

Sold Date **21-Jan-25**

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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