

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

6/39-47 PEEL 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

\$655,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

4/39-47 PEEL STREET WEST MELBOURNE VIC 3003	\$680,000	03-Dec-24
7/39-47 PEEL STREET WEST MELBOURNE VIC 3003	\$670,000	12-May-24

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: 02 July 2025

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**4/39-47 PEEL STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$680,000** Sold Date **03-Dec-24**

Distance **0km**



**7/39-47 PEEL STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$670,000** Sold Date **12-May-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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