

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

76/172 WILLIAM STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

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

36/398 LA TROBE STREET MELBOURNE VIC 3000	400000	14-Jul-25
504/87 FRANKLIN STREET MELBOURNE VIC 3000	390000	03-Jun-25
409/100 EXHIBITION STREET MELBOURNE VIC 3000	390000	21-Apr-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: 24 July 2025

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36/398 LA TROBE STREET
MELBOURNE VIC 3000

 1  1  1

Sold Price ^{RS} **400000** Sold Date **14-Jul-25**

Distance **0.44km**



504/87 FRANKLIN STREET
MELBOURNE VIC 3000

 1  1  1

Sold Price **390000** Sold Date **03-Jun-25**

Distance **0.81km**



409/100 EXHIBITION STREET
MELBOURNE VIC 3000

 1  1  1

Sold Price Sold Date **21-Apr-25**

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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