Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	9/88 Ireland Street, West Melbourne Vic 3003
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,142,000	Pro	perty Type Tov	vnhouse	Suburb	West Melbourne
Period - From	12/08/2024	to	11/08/2025	Sourc	ce Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	diess of comparable property	1 1100	Date of Sale
1	17/201 Abbotsford St NORTH MELBOURNE 3051	\$1,170,000	31/05/2025
2	6/14 Lancashire La NORTH MELBOURNE 3051	\$1,225,000	13/04/2025
3	7/234 Roden St WEST MELBOURNE 3003	\$1,200,000	19/02/2025

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 six months.

This Statement of Information was prepared on:	12/08/2025 10:01



Date of sale

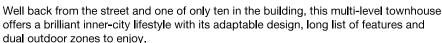
LUCAS MILLS

Lucas Mills 0410037682 0410037682 lucas.mills@lucasmills.com.au

\$1,150,000 - \$1,250,000 **Median Townhouse Price** 12/08/2024 - 11/08/2025: \$1,142,000

Indicative Selling Price

Property Type: Townhouse **Agent Comments**



Comparable Properties



17/201 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

3

Price: \$1,170,000 Method: Auction Sale Date: 31/05/2025

Property Type: Townhouse (Res)

Agent Comments

Similar Bedrooms. Inferior number of Bathrooms. Inferior outdoor area. Similar Location



6/14 Lancashire La NORTH MELBOURNE 3051 (REI/VG)

3

Agent Comments

Superior Location. Inferior outdoor area. No offstreet Carpark

Price: \$1,225,000 Method: Private Sale Date: 13/04/2025

Property Type: Apartment



7/234 Roden St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

Similar Size. Similar Accommodation. Inferior Location.

Price: \$1,200,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Townhouse (Res)

Account - Lucas Mills Real Estate



