

# 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

9/88 Ireland 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)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,142,000

Property Type Townhouse

Suburb West Melbourne

Period - From 12/08/2024

to

11/08/2025

Source 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            | Price       | 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

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3 2 1

**Property Type:** Townhouse

**Agent Comments**

Well back from the street and one of only ten in the building, this multi-level townhouse offers a brilliant inner-city lifestyle with its adaptable design, long list of features and dual outdoor zones to enjoy.

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Townhouse Price**

12/08/2024 - 11/08/2025: \$1,142,000

## Comparable Properties



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

3 1 1

**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 2 -

**Price:** \$1,225,000

**Method:** Private Sale

**Date:** 13/04/2025

**Property Type:** Apartment

**Agent Comments**

Superior Location. Inferior outdoor area. No offstreet Carpark



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

3 3 1

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 19/02/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Similar Size. Similar Accommodation. Inferior Location.

**Account - Lucas Mills Real Estate**



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