

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

907/28 WILLS 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

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,999

Property type

House

Suburb

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

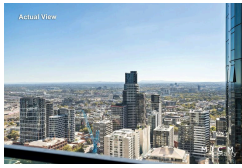
Date of sale

3604/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$625,000	23-May-25
1802/618 LONSDALE STREET MELBOURNE VIC 3000	\$640,000	19-May-25
4303/220 SPENCER STREET MELBOURNE VIC 3000	\$625,500	08-Feb-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: 11 July 2025



3604/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 2  2  1

Sold Price **\$625,000** Sold Date **23-May-25**

Distance **0.45km**

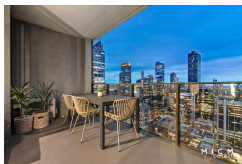


1802/618 LONSDALE STREET MELBOURNE VIC 3000

 2  2  1

Sold Price **\$640,000** Sold Date **19-May-25**

Distance **0.48km**



4303/220 SPENCER STREET MELBOURNE VIC 3000

 2  2  1

Sold Price **\$625,500** Sold Date **08-Feb-25**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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