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	11/1 Flagstaff Lane, West Melbourne Vic 3003

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $500,000 Property Type Unit Suburb West Melbourne

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	5/469 Dryburgh St NORTH MELBOURNE 3051	$652,500	08/11/2025
2	8/75 Drummond St CARLTON 3053	$665,000	06/11/2025
3	31/131 La Trobe St MELBOURNE 3000	$675,000	29/10/2025

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: 21/01/2026 12:47

11/1 Flagstaff Lane, West Melbourne Vic 3003

JellisCraig

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2 1 1

Property Type: Apartment

Agent Comments

Large unique apartment with dedicated study nook on the doorstep to the city.

Indicative Selling Price
$650,000 - $690,000
Median Unit Price
Year ending December 2025: $500,000

Comparable Properties

5/469 Dryburgh St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $652,500
Method: Auction Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments

Similar age and accommodation. Has a balcony but smaller with no study nook.



8/75 Drummond St CARLTON 3053 (REI/VG)

2 1 2

Price: $665,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: Apartment

Agent Comments

More updated but smaller with extra car park.



31/131 La Trobe St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $675,000
Method: Private Sale
Date: 29/10/2025
Property Type: Apartment

Agent Comments

Smaller with an extra bathroom.

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