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	207/9 Commercial Road, Melbourne VIC 3004

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $573,000 Property Type Other Suburb Melbourne

Period - From 28/07/2025 to 27/01/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11/432 Punt Road South Yarra VIC 3141	$403,500	22/11/2025
11/21 Wilson Street South Yarra VIC 3141	$420,000	24/10/2025
9/42 Powell Street South Yarra VIC 3141	$423,000	17/09/2025

This Statement of Information was prepared on: 29/01/2026