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	505/16 ANDERSON STREET WEST MELBOURNE VIC 3003

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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Aug 2024	to	31 Jul 2025	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 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
7/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	$442,500	30-Jun-25
9/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	$425,000	04-Sep-24
18 PRENDERGAST LANE NORTH MELBOURNE VIC 3051	$465,000	24-May-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: 22 August 2025

Ally Mooney
M 0419329508
E ally.mooney@belleproperty.com



7/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$442,500** Sold Date **30-Jun-25**

Distance **0.42km**



9/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$425,000** Sold Date **04-Sep-24**

Distance **0.42km**



18 PRENDERGAST LANE NORTH MELBOURNE VIC 3051

1 1 1

Sold Price RS **$465,000** Sold Date **24-May-25**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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