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	209/16 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	$349,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Jan 2025	to	31 Dec 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
304/16 ANDERSON STREET WEST MELBOURNE VIC 3003	$340,000	03-Dec-25
104/5 STAWELL STREET WEST MELBOURNE VIC 3003	$345,000	24-Jun-25
403/41 DRYBURGH STREET WEST MELBOURNE VIC 3003	$335,000	12-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: 27 January 2026

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



304/16 ANDERSON STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$340,000** Sold Date **03-Dec-25**

Distance **0km**



104/5 STAWELL STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$345,000** Sold Date **24-Jun-25**

Distance **0.04km**



403/41 DRYBURGH STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$335,000** Sold Date **12-May-25**

Distance **0.06km**

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

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