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	304/16 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	$310,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Oct 2024	to	30 Sep 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
204/16 ANDERSON STREET WEST MELBOURNE VIC 3003	$310,000	01-Apr-25
404/16 ANDERSON STREET WEST MELBOURNE VIC 3003	$315,000	02-Sep-25
1/5 STAWELL STREET WEST MELBOURNE VIC 3003	$320,000	23-Jul-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: 16 October 2025

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204/16 ANDERSON STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$310,000** Sold Date **01-Apr-25**

Distance **0km**



404/16 ANDERSON STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price RS **$315,000** UN Sold Date **02-Sep-25**

Distance **0km**



1/5 STAWELL STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$320,000** Sold Date **23-Jul-25**

Distance **0.04km**

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

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