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	403/28 CURZON 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	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$452,500	Property type	Unit	Suburb	West Melbourne
Period-from	01 Mar 2025	to	28 Feb 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 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
2102/39 CARAVEL LANE DOCKLANDS VIC 3008	$1,400,000	15-Sep-25
201/299-319 QUEEN STREET MELBOURNE VIC 3000	$1,430,000	24-Apr-25
5/157-161 BOUVERIE STREET CARLTON VIC 3053	$1,450,000	11-Nov-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: 08 March 2026

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2102/39 CARAVEL LANE DOCKLANDS VIC 3008

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Sold Price **$1,400,000** Sold Date **15-Sep-25**

Distance **1.23km**



201/299-319 QUEEN STREET MELBOURNE VIC 3000

3 2 2

Sold Price **$1,430,000** Sold Date **24-Apr-25**

Distance **1.14km**



5/157-161 BOUVERIE STREET CARLTON VIC 3053

3 2 2

Sold Price **$1,450,000** Sold Date **11-Nov-25**

Distance **1.22km**

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

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