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	7/24 Ireland Street, West Melbourne Vic 3003

Indicative selling price

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

Single price $615,000

Median sale price

Median price $640,000 Property Type Unit Suburb West Melbourne

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	A12/335 Abbotsford St NORTH MELBOURNE 3051	$650,000	01/04/2026
2	6/24 Ireland St WEST MELBOURNE 3003	$585,000	07/02/2026
3	5/18 Ireland St WEST MELBOURNE 3003	$580,000	30/01/2026

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 six months.~~

This Statement of Information was prepared on: 11/05/2026 09:28

7/24 Ireland Street, West Melbourne Vic 3003

LUCAS MILLS

Lucas Mills
0410037682
0410037682
lucas@lucasmills.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$615,000
Median Unit Price
March quarter 2026: $640,000

Comparable Properties



A12/335 Abbotsford St NORTH MELBOURNE 3051 (REI)

1 1 1

Agent Comments

Price: $650,000
Method: Private Sale
Date: 01/04/2026
Property Type: Unit



6/24 Ireland St WEST MELBOURNE 3003 (REI/VG)

1 1 1

Agent Comments

Price: $585,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Apartment



5/18 Ireland St WEST MELBOURNE 3003 (REI/VG)

1 1 1

Agent Comments

Price: $580,000
Method: Private Sale
Date: 30/01/2026
Property Type: Apartment

Account - Lucas Mills Real Estate

REIV THE DIFFERENCE | propertydata.com.au

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