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	204/25 WILLS STREET MELBOURNE VIC 3000

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	$320,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$410,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Apr 2025	to	31 Mar 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.

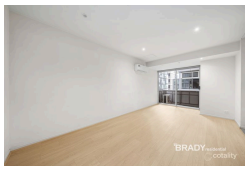
Address of comparable property	Price	Date of sale
1507/25 WILLS STREET MELBOURNE VIC 3000	$315,000	21-Nov-25
2304/25 WILLS STREET MELBOURNE VIC 3000	$365,000	08-Dec-25
407/25 WILLS STREET MELBOURNE VIC 3000	$345,000	19-Dec-25

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: 23 April 2026

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1507/25 WILLS STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$315,000** Sold Date **21-Nov-25**

Distance **0km**



2304/25 WILLS STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$365,000** Sold Date **08-Dec-25**

Distance **0km**



407/25 WILLS STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$345,000** Sold Date **19-Dec-25**

Distance **0km**

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

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