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	304/112 IRELAND 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	$475,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Aug 2025	to	31 Jul 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
2813A/618 LONSDALE STREET MELBOURNE VIC 3000	$505,000	07-May-26
1305/157 A'BECKETT STREET MELBOURNE VIC 3000	$475,000	01-Mar-26
3605/138 SPENCER STREET MELBOURNE VIC 3000	$505,000	29-May-26

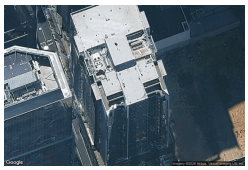
OR

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: 10 August 2026

EDWARD THOMAS
ESTATE AGENTS

Edward Thomas
P 9376 3322
M 0418 353 357
E ethomas@edwardthomas.com.au



2813A/618 LONSDALE STREET MELBOURNE VIC 3000

2 - -

Sold Price **$505,000** Sold Date **07-May-26**

Distance **1.33km**



1305/157 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$475,000** Sold Date **01-Mar-26**

Distance **1.52km**



3605/138 SPENCER STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$505,000** Sold Date **29-May-26**

Distance **1.58km**

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

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