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	1109/112 ADDERLEY 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	$780,000	&	$850,000

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
1008/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	$770,000	22-Jul-26
402/408 SPENCER STREET WEST MELBOURNE VIC 3003	$780,000	10-Mar-26
405/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	$821,000	24-Feb-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

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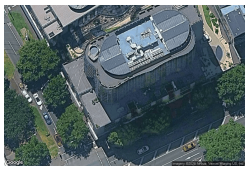
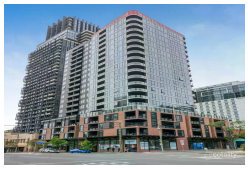


1008/112 ADDERLEY STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price RS $770,000 Sold Date 22-Jul-26

Distance 0km



402/408 SPENCER STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price RS $780,000 Sold Date 10-Mar-26

Distance 0.23km

405/112 ADDERLEY STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price $821,000 Sold Date 24-Feb-26

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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