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	258 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,500,000 Property Type House Suburb West Melbourne

Period - From 01/10/2023 to 30/09/2024 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	9 Hotham Pl NORTH MELBOURNE 3051	$1,625,000	02/10/2024
2	238 Stanley St WEST MELBOURNE 3003	$1,510,000	18/09/2024
3	8 Little Errol St NORTH MELBOURNE 3051	$1,625,000	10/08/2024

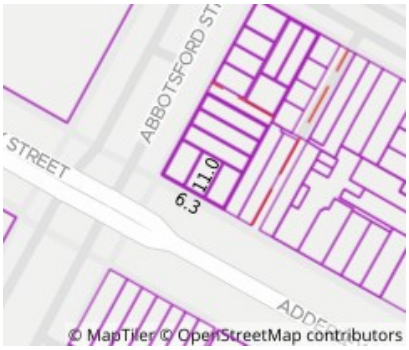
OR

~~**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: 11/11/2024 10:47

258 Adderley Street, West Melbourne Vic 3003

Nelson Alexander



4 3 1

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
Year ending September 2024: $1,500,000

Comparable Properties



9 Hotham Pl NORTH MELBOURNE 3051 (REI)

3 2 2

Price: $1,625,000
Method: Private Sale
Date: 02/10/2024
Property Type: House (Res)

Agent Comments



238 Stanley St WEST MELBOURNE 3003 (REI)

3 2 2

Price: $1,510,000
Method: Private Sale
Date: 18/09/2024
Property Type: House

Agent Comments



8 Little Errol St NORTH MELBOURNE 3051 (REI)

3 3 1

Price: $1,625,000
Method: Private Sale
Date: 10/08/2024
Property Type: House

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE

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