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	315/288 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $940,000 & $990,000

Median sale price

Median price $559,000 Property Type Unit Suburb West Melbourne

Period - From 16/12/2023 to 15/12/2024 Source Property Data

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	2409/915 Collins St DOCKLANDS 3008	$1,080,000	16/10/2024
2	2508/241 Harbour Esp DOCKLANDS 3008	$935,000	02/10/2024
3	3807E/888 Collins St DOCKLANDS 3008	$1,050,000	30/09/2024

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: 16/12/2024 13:15

315/288 Adderley Street, West Melbourne Vic 3003

Oscar Jones
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3 2 1

Property Type: Unit/Apartment

Agent Comments

Indicative Selling Price
$940,000 - $990,000
Median Unit Price
16/12/2023 - 15/12/2024: $559,000

Modern single level apartment in near new condition with large wrap around balcony and city views.

Comparable Properties



2409/915 Collins St DOCKLANDS 3008 (REI/VG)

3 2 2

Price: $1,080,000
Method: Private Sale
Date: 16/10/2024
Property Type: Apartment

Agent Comments

Superior outlook, offers additional parking.



2508/241 Harbour Esp DOCKLANDS 3008 (REI)

3 3 2

Price: $935,000
Method: Private Sale
Date: 02/10/2024
Property Type: Apartment

Agent Comments

Inferior floor area, inferior outdoor space. Offers additional parking.



3807E/888 Collins St DOCKLANDS 3008 (REI/VG)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment

Agent Comments

Superior outlook, similar size and layout, offers additional parking.

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