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	201/89 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Single price $599,000

Median sale price

Median price $500,000 Property Type Unit Suburb West Melbourne

Period - From 01/01/2024 to 31/12/2024 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	308/107 Roden St WEST MELBOURNE 3003	$631,800	22/11/2024
2	207/89 Roden St WEST MELBOURNE 3003	$590,000	21/11/2024
3	2110/105 Batman St WEST MELBOURNE 3003	$600,000	23/10/2024

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: 10/02/2025 11:44

201/89 Roden Street, West Melbourne Vic 3003

Zach Sianos
03 8378 0500
0477 801 177
zachsianos@jelliscraig.com.au



2 2 1

Property Type: Apartment

Indicative Selling Price
$599,000
Median Unit Price
Year ending December 2024: $500,000

Agent Comments

2nd floor , 2 bedroom, 2 bathroom apartment in the ILLURA building,

Comparable Properties

308/107 Roden St WEST MELBOURNE 3003 (VG)

2 - -

Price: $631,800
Method: Sale
Date: 22/11/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable location, similar location, similar interior.



207/89 Roden St WEST MELBOURNE 3003 (REI)

2 2 1

Price: $590,000
Method: Private Sale
Date: 21/11/2024
Property Type: Apartment

Agent Comments

Comparable location, similar location, similar interior.



2110/105 Batman St WEST MELBOURNE 3003 (REI/VG)

2 2 1

Price: $600,000
Method: Private Sale
Date: 23/10/2024
Property Type: Apartment

Agent Comments

Comparable location, similar location, similar interior.

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