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	32/1 Flagstaff Lane, West Melbourne Vic 3003

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,265,000 Property Type House Suburb West Melbourne

Period - From 01/04/2024 to 31/03/2025 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	6/201 Abbotsford St NORTH MELBOURNE 3051	$1,125,000	17/01/2025
2	2/123-125 Stanley St WEST MELBOURNE 3003	$1,180,000	12/12/2024
3			

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: 06/05/2025 13:01

32/1 Flagstaff Lane, West Melbourne Vic 3003

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Unique Warehouse Apartment with Soaring Ceilings and large living area.

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending March 2025: $1,265,000

Comparable Properties



6/201 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $1,125,000
Method: Private Sale
Date: 17/01/2025
Property Type: House

Agent Comments

Comparable



2/123-125 Stanley St WEST MELBOURNE 3003 (REI)

3 2 2

Price: $1,180,000
Method: Private Sale
Date: 12/12/2024
Property Type: Townhouse (Single)

Agent Comments

Comparable with an extra bed

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.

REIV THE DIFFERENCE | propertydata.com.au

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