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	12/1 Flagstaff Lane, West Melbourne Vic 3003

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $486,500 Property Type Unit 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	514/121 Rosslyn St WEST MELBOURNE 3003	$825,000	12/03/2025
2	9/37 Haines St NORTH MELBOURNE 3051	$792,507	12/02/2025
3	185/468 La Trobe St WEST MELBOURNE 3003	$868,000	02/01/2025

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: 24/05/2025 13:27

12/1 Flagstaff Lane, West Melbourne Vic 3003

Carmel Morganti
04386654145
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3 2 2

Property Type: Unit

Agent Comments

Very Large and Modern Warehouse Conversion on the edge of the city with 2 car parks

Indicative Selling Price
$780,000 - $820,000
Median Unit Price
Year ending March 2025: $486,500

Comparable Properties



514/121 Rosslyn St WEST MELBOURNE 3003 (REI/VG)

3 2 2

Price: $825,000
Method: Private Sale
Date: 12/03/2025
Property Type: Apartment

Agent Comments

Same accommodation newer build with lovely vista, but smaller internally.



9/37 Haines St NORTH MELBOURNE 3051 (VG)

3 - -

Price: $792,507
Method: Sale
Date: 12/02/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable and Large but only one bathroom and no car space



185/468 La Trobe St WEST MELBOURNE 3003 (REI/VG)

3 1 1

Price: $868,000
Method: Private Sale
Date: 02/01/2025
Property Type: Apartment

Agent Comments

Comparable newer build with on less bath/car

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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