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	406/145 Roden Street, West Melbourne VIC 3003

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price $450,000 Property Type Unit Suburb West Melbourne

Period - From 14/02/2025 to 13/08/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
204/493-499 Victoria Street West Melbourne VIC 3003	$360,000	30/06/2025
104/5 Stawell Street West Melbourne VIC 3003	$345,000	24/06/2025
2111/65 Dudley Street West Melbourne VIC 3003	$350,000	10/04/2025

This Statement of Information was prepared on: 14/08/2025