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	224 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,440,000 Property Type House Suburb West Melbourne

Period - From 01/10/2024 to 30/09/2025 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		
2		
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: 14/11/2025 08:18

224 Adderley Street, West Melbourne Vic 3003

LUCAS MILLS

Lucas Mills
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2 1 1

Property Type: House

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2025: $1,440,000

Agent Comments

Located on a wide tree-lined street, this exceptional single level Victorian terrace is impeccably presented inside and out and a fine example of the sought after inner-city lifestyle.

Comparable Properties

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.

Account - Lucas Mills Real Estate

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