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	195 Stanley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $920,000 & $990,000

Median sale price

Median price $1,400,000 Property Type House Suburb West Melbourne

Period - From 01/07/2024 to 30/06/2025 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	30 Purcell St NORTH MELBOURNE 3051	$980,000	09/07/2025
2	71 Courtney St NORTH MELBOURNE 3051	$1,003,000	21/06/2025
3	2 Bent St KENSINGTON 3031	$970,000	28/05/2025

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: 18/08/2025 12:16

195 Stanley Street, West Melbourne Vic 3003

LUCAS MILLS

Lucas Mills
0410037682
0410037682
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2 2

Property Type: House

Indicative Selling Price
$920,000 - $990,000
Median House Price
Year ending June 2025: $1,400,000

Agent Comments

Beyond the eternally-attractive facade, this single-front Victorian home is set to impress with its unique two-storey design, impressive enhancements and terrific scope for further expansion (STCA) – all in a blissfully quiet inner-city neighbourhood.

Comparable Properties



30 Purcell St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $980,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 78 sqm approx

Agent Comments

Inferior Land size. Superior Location.



71 Courtney St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $1,003,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)

Agent Comments

Similar Land Size. Similar Accommodation.



2 Bent St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $970,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: House
Land Size: 146 sqm approx

Agent Comments

Inferior Location. Superior Land Size.

Account - Lucas Mills Real Estate

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