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	459 King Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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	88 Roden St WEST MELBOURNE 3003	$2,450,000	25/06/2025
2	4801/318 Russell St MELBOURNE 3000	$2,200,000	06/06/2025
3	25/410 Queen St MELBOURNE 3000	$2,300,000	13/05/2025

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: 24/10/2025 10:52

459 King Street, West Melbourne Vic 3003

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



5 4 2

Property Type: Townhouse

Agent Comments

Large Mixed Use (Commercial & Residential) Townhouse in the CBD with views of Flagstaff Gardens

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending September 2025: $1,440,000

Comparable Properties



88 Roden St WEST MELBOURNE 3003 (REI/VG)

4 3 1

Price: $2,450,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 214 sqm approx

Agent Comments

Comparable in location/age one less bathroom but no opportunity for commercial use.



4801/318 Russell St MELBOURNE 3000 (REI)

4 3 3

Price: $2,200,000
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment

Agent Comments

Comparable in location/age with facilities one less bathroom but no opportunity for commercial use.



25/410 Queen St MELBOURNE 3000 (VG)

4 - -

Price: $2,300,000
Method: Sale
Date: 13/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable in location/age with facilities two less bathrooms but no opportunity for commercial use.

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