

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

193 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$975,000 & \$1,070,000

Median sale price

Median price \$1,265,000 Property Type House 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	71 Courtney St NORTH MELBOURNE 3051	\$1,003,000	21/06/2025
2	14 Little Dryburgh St NORTH MELBOURNE 3051	\$1,025,000	07/04/2025
3	16 Curran St NORTH MELBOURNE 3051	\$1,000,000	08/02/2025

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:

02/07/2025 17:38

193 Adderley Street, West Melbourne Vic 3003

WHITEFOX

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Indicative Selling Price

\$975,000 - \$1,070,000

Median House Price

Year ending March 2025: \$1,265,000



Property Type:

Agent Comments

Comparable Properties



71 Courtney St NORTH MELBOURNE 3051 (REI)

Agent Comments

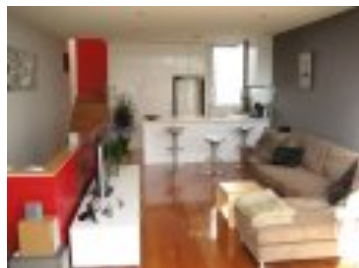


Price: \$1,003,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)



14 Little Dryburgh St NORTH MELBOURNE 3051 (VG)

Agent Comments



Price: \$1,025,000

Method: Sale

Date: 07/04/2025

Property Type: Townhouse (Conjoined)



16 Curran St NORTH MELBOURNE 3051 (VG)

Agent Comments



Price: \$1,000,000

Method: Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 230 sqm approx

Account - Whitefox Real Estate | P: 96459699



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