

# 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

191 Adderley Street, West Melbourne Vic 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,870,000

### 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	78 Hawke St WEST MELBOURNE 3003	\$1,740,000	23/02/2025
2	494 Abbotsford St NORTH MELBOURNE 3051	\$1,865,000	07/02/2025
3	191 Peel St NORTH MELBOURNE 3051	\$1,760,000	17/01/2025

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 17:33

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**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median House Price**

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



3 2 1

**Property Type:**

**Agent Comments**

## Comparable Properties



**78 Hawke St WEST MELBOURNE 3003 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,740,000

**Method:** Sold Before Auction

**Date:** 23/02/2025

**Property Type:** House (Res)

**Land Size:** 125 sqm approx



**494 Abbotsford St NORTH MELBOURNE 3051 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,865,000

**Method:** Sale

**Date:** 07/02/2025

**Property Type:** House (Res)

**Land Size:** 133 sqm approx



**191 Peel St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

4 2 -

**Price:** \$1,760,000

**Method:** Private Sale

**Date:** 17/01/2025

**Property Type:** House

**Land Size:** 112 sqm approx