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									
Range betweer	n \$1,700,000		&		\$1,870,000				
Median sale price									
Median price	\$1,265,000	Pro	Property Type Ho		se		Suburb	West Melbourne	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress 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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Property Type: Agent Comments Michael Torcasio 9645 9699 0434 351 468 michael@whitefoxrealestate.com.au

Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending March 2025: \$1,265,000

Comparable Properties

78 Hawke St WEST MELBOURNE 3003 (REI/VG) Image: 1 3 Image: 2 Price: \$1,740,000 Method: Sold Before Auction Date: 23/02/2025 Property Type: House (Res) Land Size: 125 sqm approx	Agent Comments
494 Abbotsford St NORTH MELBOURNE 3051 (VG) → 4 →	Agent Comments
191 Peel St NORTH MELBOURNE 3051 (REI/VG) 4 2 - Price: \$1,760,000 Method: Private Sale Date: 17/01/2025 Property Type: House Land Size: 112 sqm approx	Agent Comments

Account - Whitefox Real Estate | P: 96459699



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