

# 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

51/1 Flagstaff Lane, 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 \$1,200,000

&

\$1,300,000

### 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	6/14 Lancashire La NORTH MELBOURNE 3051	\$1,225,000	13/04/2025
2	50 Lothian St NORTH MELBOURNE 3051	\$1,280,000	12/04/2025
3	7/234 Roden St WEST MELBOURNE 3003	\$1,200,000	19/02/2025

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:

07/07/2025 17:59



 3  2  2

**Property Type:**

Flat/Unit/Apartment (Res)

**Agent Comments**

Penthouse Warehouse Conversion with large floorplan, breathtaking city views with exceptional storage and 2 carparks.

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending June 2025: \$1,400,000

## Comparable Properties



**6/14 Lancashire La NORTH MELBOURNE 3051 (REI/VG)**

 3  2  -

**Price:** \$1,225,000

**Method:** Private Sale

**Date:** 13/04/2025

**Property Type:** Apartment

**Agent Comments**

Comparable Warehouse conversion but over two levels with you parking.



**50 Lothian St NORTH MELBOURNE 3051 (REI)**

 3  2  2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Warehouse conversion over 3 levels, newer build but no views.



**7/234 Roden St WEST MELBOURNE 3003 (REI/VG)**

 3  3  1

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 19/02/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Comparable but over 3 level ssmaller with one less car space