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	51/1 Flagstaff Lane, West Melbourne Vic 3003
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,400,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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Agent Comments

Flat/Unit/Apartment (Res)

Property Type:

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** Year ending June 2025: \$1,400,000

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

Comparable Properties



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

Comparable Warehouse conversion but over two levels with you parking.

Price: \$1,225,000 Method: Private Sale Date: 13/04/2025

Property Type: Apartment



50 Lothian St NORTH MELBOURNE 3051 (REI)

Agent Comments

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

Price: \$1,280,000 Method: Auction Sale Date: 12/04/2025

Property Type: Townhouse (Res)



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

Agent Comments

Comparable but over 3 level ssmaller with one less car space

Price: \$1,200,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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