

## 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

108 RAILWAY PLACE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

121/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$747,777	05-Mar-24
28/221 CARDIGAN STREET CARLTON VIC 3053	\$772,400	03-Feb-24

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 6 months.

This Statement of Information was prepared on: 12 April 2024



**121/350 VICTORIA STREET NORTH  
 MELBOURNE VIC 3051**

Sold Price

<sup>RS</sup> **\$747,777**

Sold Date **05-Mar-24**

 2  1  1

Distance **1.01km**



**28/221 CARDIGAN STREET  
 CARLTON VIC 3053**

Sold Price

<sup>RS</sup> **\$772,400**

Sold Date **03-Feb-24**

 2  1  1

Distance **2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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