

# 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

109/28 Curzon 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 \$680,000 & \$730,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb West Melbourne

Period - From 19/05/2024 to 18/05/2025 Source Property Data

### 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	507/5 Wominjeka Wlk WEST MELBOURNE 3003	\$720,000	12/05/2025
2	4/467 King St WEST MELBOURNE 3003	\$717,100	31/03/2025
3	103/85 Leveson St NORTH MELBOURNE 3051	\$730,000	08/02/2025

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: 19/05/2025 14:44

109/28 Curzon Street, West Melbourne Vic 3003



2 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$680,000 - \$730,000  
Median Unit Price  
19/05/2024 - 18/05/2025: \$520,000

## Comparable Properties



507/5 Wominjeka WIK WEST MELBOURNE 3003 (REI)

Agent Comments

2 1 1

Price: \$720,000  
Method: Private Sale  
Date: 12/05/2025  
Property Type: Apartment



4/467 King St WEST MELBOURNE 3003 (REI)

Agent Comments

2 1 1

Price: \$717,100  
Method: Private Sale  
Date: 31/03/2025  
Property Type: Apartment



103/85 Leveson St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 2 1

Price: \$730,000  
Method: Private Sale  
Date: 08/02/2025  
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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