

# 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

1909/25 Wills Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$375,000

### Median sale price

Median price

\$488,800

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2023

to

31/03/2024

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	612/152 Sturt St SOUTHBANK 3006	\$380,000	10/03/2024
2	2812/601 Little Lonsdale St MELBOURNE 3000	\$373,800	25/03/2024
3	1502/28 Wills St MELBOURNE 3000	\$372,000	08/02/2024

**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:

19/04/2024 09:27



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$375,000  
**Median Unit Price**  
Year ending March 2024: \$488,800

## Comparable Properties



**612/152 Sturt St SOUTHBANK 3006 (REI/VG)**   **Agent Comments**

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**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 10/03/2024  
**Property Type:** Apartment



**2812/601 Little Lonsdale St MELBOURNE 3000**   **Agent Comments**  
**(REI)**

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**Price:** \$373,800  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** Apartment



**1502/28 Wills St MELBOURNE 3000 (REI/VG)**   **Agent Comments**

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**Price:** \$372,000  
**Method:** Auction Sale  
**Date:** 08/02/2024  
**Property Type:** Apartment

**Account - Brady Residential** | P: 03 9603 1400 | F: 03 9602 2733