

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

203/16 ANDERSON STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

209/16 ANDERSON STREET WEST MELBOURNE VIC 3003	\$345,000	11-Feb-26
304/16 ANDERSON STREET WEST MELBOURNE VIC 3003	\$340,000	03-Dec-25
102/704 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$390,000	18-Nov-25

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: 06 May 2026



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**209/16 ANDERSON STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$345,000

Sold Date

11-Feb-26



1



1



1

Distance

0km



**304/16 ANDERSON STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$340,000

Sold Date

03-Dec-25



1



1



1

Distance

0km



**102/704 VICTORIA STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$390,000

Sold Date

18-Nov-25



1



1



1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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