

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

30 EADES PLACE 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

\$1,680,000

&

\$1,780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

House

Suburb

West Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

367 DRYBURGH STREET NORTH MELBOURNE VIC 3051	\$1,690,000	28-Feb-26
402 DRYBURGH STREET NORTH MELBOURNE VIC 3051	\$1,800,000	16-Jan-26

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.

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**367 DRYBURGH STREET NORTH
MELBOURNE VIC 3051**

 4  2  1

Sold Price **\$1,690,000** Sold Date **28-Feb-26**

Distance **1.15km**



**402 DRYBURGH STREET NORTH
MELBOURNE VIC 3051**

 3  1  1

Sold Price **\$1,800,000** Sold Date **16-Jan-26**

Distance **1.23km**

RS = Recent sale UN = Undisclosed Sale

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