

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 311/107 Roden Street, West Melbourne, VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$475,000

&

\$500,000

Median sale price

Median price

\$522,500

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/05/2025

to

30/04/2026

Source

REA

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
708/260 SPENCER STREET, MELBOURNE VIC 3000	\$495,000	30/01/2026
310/408 LA TROBE STREET, MELBOURNE VIC 3000	\$480,000	08/04/2026
108/300 SWANSTON STREET, MELBOURNE VIC 3000	\$490,000	21/02/2026

This Statement of Information was prepared on: 25/05/2026