

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

413/102 STANLEY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

Other

Suburb

West Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

701/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$530,000	11-Feb-26
130-132 DUDLEY STREET WEST MELBOURNE VIC 3003	\$520,000	04-Feb-26
140-142 DUDLEY STREET WEST MELBOURNE VIC 3003	\$536,000	03-Feb-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.~~

This Statement of Information was prepared on: 06 April 2026



**701/94 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

RS

\$530,000

Sold Date

11-Feb-26



1



1



1

Distance

0km



**130-132 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$520,000

Sold Date

04-Feb-26



1



1



1

Distance

0.25km



**140-142 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$536,000

Sold Date

03-Feb-26



1



1



1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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