

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

487 VICTORIA 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

203/491 VICTORIA STREET WEST MELBOURNE VIC 3003	\$1,150,000	03-Oct-25
189 DRYBURGH STREET NORTH MELBOURNE VIC 3051	\$1,135,000	21-Aug-25
33/52 LEICESTER STREET CARLTON VIC 3053	\$1,200,000	01-Dec-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: 23 March 2026



Ally Mooney

M 0419329508

E ally.mooney@belleproperty.com



**203/491 VICTORIA STREET WEST
MELBOURNE VIC 3003**

3 2 1

Sold Price

\$1,150,000

Sold Date

03-Oct-25

Distance

0km



**189 DRYBURGH STREET NORTH
MELBOURNE VIC 3051**

3 2 1

Sold Price

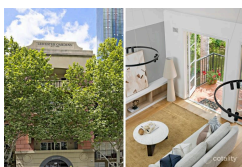
\$1,135,000

Sold Date

21-Aug-25

Distance

0.31km



**33/52 LEICESTER STREET
CARLTON VIC 3053**

3 2 1

Sold Price

\$1,200,000

Sold Date

01-Dec-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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