

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

505/102 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

\$735,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

Other

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

106/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$738,000	29-Jan-26
405/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$821,000	24-Feb-26
402/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$780,000	10-Mar-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: 28 July 2026



**106/10 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$738,000

Sold Date

29-Jan-26

Distance

0.22km



**405/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

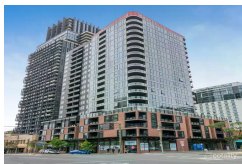
\$821,000

Sold Date

24-Feb-26

Distance

0.29km



**402/408 SPENCER STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

^{RS} **\$780,000**

Sold Date

10-Mar-26

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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