

## 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

505/16 ANDERSON STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

108/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$425,000	25-Mar-25
113/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$430,000	25-Mar-25
116/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$440,000	31-Oct-24

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: 02 June 2025



**108/94 STANLEY STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price

<sup>RS</sup> **\$425,000**

Sold Date

**25-Mar-25**

Distance

**0.62km**



**113/121 ROSSLYN STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price

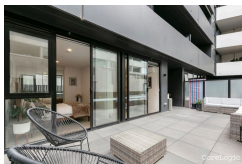
**\$430,000**

Sold Date

**25-Mar-25**

Distance

**0.83km**



**116/108 HAINES STREET NORTH  
MELBOURNE VIC 3051**

 1  1  1

Sold Price

**\$440,000**

Sold Date

**31-Oct-24**

Distance

**0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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