

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

710/288 ADDERLEY 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

1/4 ABBOTSFORD STREET WEST MELBOURNE VIC 3003	\$750,000	05-Jul-26
508/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$810,000	13-Jul-26
1008/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$770,000	22-Jul-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: 18 September 2026

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**1/4 ABBOTSFORD STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$750,000

Sold Date

05-Jul-26

2

1

1

Distance

0.13km



**508/94 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$810,000

Sold Date

13-Jul-26

2

2

1

Distance

0.47km



**1008/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$770,000

Sold Date

22-Jul-26

2

2

1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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