

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

83a Capel Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,232,500

Property Type House

Suburb West Melbourne

Period - From 01/04/2026

to

30/06/2026

Source REIV

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 six 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		
2		
3		

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 six months.~~

This Statement of Information was prepared on:

26/08/2026 12:28

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2026: \$1,232,500



 2  2  2

Property Type: House (Res)

Agent Comments

Workshop built for bootmaker, Dominick Cleary, son of West Melbourne bootmaker Patrick Cleary in 1897. The workshop has been converted to a residence with resulting changes to the roof form and new visually related openings; new window joinery resembles the original double-hung sash windows. Significant for its link with the locally prominent Cleary family of West Melbourne bootmakers and as a rare backlane workshop, a once more common building type that served the Victoria Street shops, also as a development that marked the end of a major growth period in West Melbourne.

Comparable Properties

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 six months.

Account - Jellis Craig | P: 03 8415 6100



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