

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

903/112 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

\$880,000

&

\$968,000

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

501/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$1,091,314	23-Apr-18
1103/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$940,000	08-Aug-26
250/9 WHARF STREET DOCKLANDS VIC 3008	\$950,000	25-Apr-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: 02 September 2026

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501/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003

 2  2  2

Sold Price **\$1,091,314** Sold Date **23-Apr-18**

Distance **0.07km**



1103/2 NEWQUAY PROMENADE
DOCKLANDS VIC 3008

 2  2  2

Sold Price ^{RS} **\$940,000** Sold Date **08-Aug-26**

Distance **0.54km**



250/9 WHARF STREET
DOCKLANDS VIC 3008

 2  2  2

Sold Price **\$950,000** Sold Date **25-Apr-26**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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