

# 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

236 Stanley Street, West Melbourne Vic 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,585,000

### Median sale price

Median price \$1,487,500

Property Type House

Suburb West Melbourne

Period - From 01/01/2025

to 31/12/2025

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	97 Cardigan St CARLTON 3053	\$1,535,000	08/12/2025
2	94 Howard St NORTH MELBOURNE 3051	\$1,550,000	17/11/2025
3	73 Leveson St NORTH MELBOURNE 3051	\$1,500,000	06/11/2025

**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:

21/03/2026 10:14

236 Stanley Street, West Melbourne Vic 3003



3 2 1

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,585,000  
**Median House Price**  
Year ending December 2025: \$1,487,500

## Comparable Properties



**97 Cardigan St CARLTON 3053 (REI)**

[Agent Comments](#)

3 1 1

**Price:** \$1,535,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)



**94 Howard St NORTH MELBOURNE 3051 (REI/VG)**

[Agent Comments](#)

3 1 1

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** House



**73 Leveson St NORTH MELBOURNE 3051 (VG)**

[Agent Comments](#)

3 - -

**Price:** \$1,500,000  
**Method:** Sale  
**Date:** 06/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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