

## 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

502/89 RODEN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$632,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

3/89 RODEN STREET WEST MELBOURNE VIC 3003	668000	06-Dec-25
308/25 WOMINJEKA WALK WEST MELBOURNE VIC 3003	570000	20-Jan-26
604/150 DUDLEY STREET WEST MELBOURNE VIC 3003	495000	10-Dec-25

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: 07 April 2026

**3/89 RODEN STREET WEST  
MELBOURNE VIC 3003**

 2  1  1

Sold Price

**668000** Sold Date **06-Dec-25**

Distance -



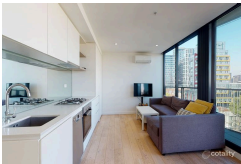
**308/25 WOMINJEKA WALK WEST  
MELBOURNE VIC 3003**

 2  1  1

Sold Price

**570000** Sold Date **20-Jan-26**

Distance **0.3km**



**604/150 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 2  1  1

Sold Price

**495000** Sold Date **10-Dec-25**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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