

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 2/9-13 Anthony Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$875,000 & \$925,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Melbourne

Period - From 17/03/2025 to 16/03/2026 Source Property Data

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	92/120 Sturt St SOUTHBANK 3006	\$939,000	10/10/2025
2	13/700 Queensberry St NORTH MELBOURNE 3051	\$910,000	27/09/2025
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: 17/03/2026 13:03

2/9-13 Anthony Street, Melbourne Vic 3000



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Property Type:
Flat/Unit/Apartment (Res)
Land Size: 128 approx. sqm
approx

Agent Comments

One of only 6, boutique apartments in low rise building. Off-street secure parking and private store room on title. Multiple private outdoor spaces.

Indicative Selling Price

\$875,000 - \$925,000

Median Unit Price

17/03/2025 - 16/03/2026: \$520,000

One of only 6, boutique apartments in low rise building. Off-street secure parking and private store room on title. Multiple private outdoor spaces.

Comparable Properties



92/120 Sturt St SOUTHBANK 3006 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$939,000

Method: Private Sale

Date: 10/10/2025

Property Type: Apartment



13/700 Queensberry St NORTH MELBOURNE 3051 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$910,000

Method: Sold Before Auction

Date: 27/09/2025

Property Type: Unit

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 - Melbourne Boutique Property



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