

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

204/94 STANLEY 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

\$640,000

&

\$660,000

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

106/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$680,000	02-Sep-25
107/107 RODEN STREET WEST MELBOURNE VIC 3003	\$717,000	17-Jul-25
308/107 RODEN STREET WEST MELBOURNE VIC 3003	\$631,800	22-Nov-24

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: 27 April 2026

Team 477

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**106/94 STANLEY STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$680,000

Sold Date **02-Sep-25**

Distance

0km



**107/107 RODEN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$717,000

Sold Date **17-Jul-25**

Distance

0km



**308/107 RODEN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$631,800

Sold Date **22-Nov-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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