

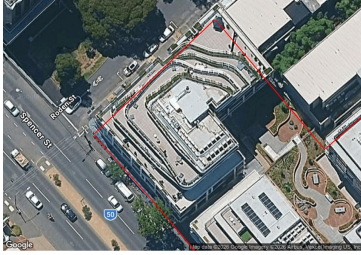
STATEMENT OF INFORMATION

104/107 RODEN STREET, WEST MELBOURNE, VIC 3003

PREPARED BY HIEU LE, MELBOURNEWEST REAL ESTATE, PHONE: 0422 568 999

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



104/107 RODEN STREET, WEST

 2  2  1

Indicative Selling Price

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

Price Range: \$625,000 to \$680,000

Provided by: Hieu Le, Melbournwest Real Estate

MEDIAN SALE PRICE



WEST MELBOURNE, VIC, 3003

Suburb Median Sale Price (Unit)

\$619,000

01 December 2025 to 28 February 2026

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



211/25 WOMINJEKA WALK, WEST

 2  2  1

Sale Price

\$700,000

Sale Date: 30/08/2025

Distance from Property: 263m



911/288 ADDERLEY ST, WEST MELBOURNE,

 2  2  1

Sale Price

\$815,000

Sale Date: 31/07/2025

Distance from Property: 439m



This report has been compiled on 24/03/2026 by Melbournwest Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

104/107 RODEN STREET, WEST MELBOURNE, VIC 3003

Indicative selling price

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

Price Range: \$625,000 to \$680,000

Median sale price

Median price

\$619,000

Property type

Unit

Suburb

WEST MELBOURNE

Period

01 December 2025 to 28 February 2026

Source

 pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
211/25 WOMINJEKA WALK, WEST MELBOURNE, VIC 3003	\$700,000	30/08/2025
911/288 ADDERLEY ST, WEST MELBOURNE, VIC 3003	\$815,000	31/07/2025

This Statement of Information was prepared on:

24/03/2026