

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

707/112 ADDERLEY 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

\$460,000

&

\$500,000

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

2002/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$470,000	27-Nov-25
3305/464-466 COLLINS STREET MELBOURNE VIC 3000	\$490,000	15-Dec-25
6801/228 LA TROBE STREET MELBOURNE VIC 3000	\$495,000	29-Jan-26

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



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2002/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 1

Sold Price **\$470,000** Sold Date **27-Nov-25**

Distance **0.62km**



3305/464-466 COLLINS STREET MELBOURNE VIC 3000

1 1 1

Sold Price **\$490,000** Sold Date **15-Dec-25**

Distance **1.2km**



6801/228 LA TROBE STREET MELBOURNE VIC 3000

1 1 1

Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **29-Jan-26**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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