

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 6/220 Roden Street, West Melbourne Vic 3003

Indicative selling price

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

Single price \$945,000

Median sale price

Median price \$1,220,000 Property Type Townhouse Suburb West 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	7 Smyth Mews NORTH MELBOURNE 3051	\$908,500	18/02/2026
2	7 Bickford La NORTH MELBOURNE 3051	\$910,000	19/12/2025
3	6/115 Stanley St WEST MELBOURNE 3003	\$998,750	10/10/2025

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 11:18

Lucas Mills

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Indicative Selling Price

\$945,000

Median Townhouse Price

17/03/2025 - 16/03/2026: \$1,220,000



2 2 1

Property Type: Townhouse

Agent Comments

In a wonderfully wide streetscape, this contemporary townhouse combines a flexible floorplan and impressive inclusions to deliver a brilliant low-maintenance lifestyle – all with the best of Melbourne’s West End at your fingertips.

Comparable Properties



7 Smyth Mews NORTH MELBOURNE 3051 (REI)

[Agent Comments](#)

2 2 1

Price: \$908,500

Method: Auction Sale

Date: 18/02/2026

Property Type: Townhouse (Res)



7 Bickford La NORTH MELBOURNE 3051 (VG)

[Agent Comments](#)

2 - -

Price: \$910,000

Method: Sale

Date: 19/12/2025

Property Type: Townhouse (Conjoined)



6/115 Stanley St WEST MELBOURNE 3003 (REI/VG)

[Agent Comments](#)

2 2 2

Price: \$998,750

Method: Private Sale

Date: 10/10/2025

Property Type: Townhouse (Res)

Account - Lucas Mills Real Estate



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