

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

10/61-63 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

802/45 DUDLEY STREET WEST MELBOURNE VIC 3003	\$530,000	13-Apr-26
3210/350 WILLIAM STREET MELBOURNE VIC 3000	\$545,000	25-Apr-26
204/105 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$560,000	13-Apr-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: 10 August 2026



**802/45 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  -

Sold Price

\$530,000

Sold Date

13-Apr-26

Distance

0.24km



**3210/350 WILLIAM STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

^{RS} **\$545,000** ^{UN}

Sold Date

25-Apr-26

Distance

0.69km



**204/105 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price

^{RS} **\$560,000**

Sold Date

13-Apr-26

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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