

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

106/135-137 RODEN 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

406/145 RODEN STREET WEST MELBOURNE VIC 3003	\$335,000	30-Sep-25
8/89 RODEN STREET WEST MELBOURNE VIC 3003	\$360,000	30-Sep-25
208/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$325,000	29-Sep-25

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.

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**406/145 RODEN STREET WEST
 MELBOURNE VIC 3003**

1 1 1

Sold Price **\$335,000** Sold Date **30-Sep-25**

Distance **0.03km**



**8/89 RODEN STREET WEST
 MELBOURNE VIC 3003**

1 1 1

Sold Price **\$360,000** Sold Date **30-Sep-25**

Distance **0.14km**



**208/162-174 ROSSLYN STREET
 WEST MELBOURNE VIC 3003**

1 1 1

Sold Price **\$325,000** Sold Date **29-Sep-25**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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