

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

205-209 Stanley Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$2,220,000

Median sale price

Median price

\$1,487,500

Property Type

House

Suburb

West Melbourne

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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	17 Chapman St NORTH MELBOURNE 3051	\$2,100,000	28/02/2026
2	14 Shiel St NORTH MELBOURNE 3051	\$2,285,000	12/01/2026
3	581 King St WEST MELBOURNE 3003	\$2,095,000	24/11/2025

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:

16/03/2026 17:10

Lucas Mills

0410037682

0410037682

lucas@lucasmills.com.au

Indicative Selling Price

\$2,220,000

Median House Price

Year ending December 2025: \$1,487,500



Property Type: House

Agent Comments

A shining example of period character adapted for the modern day, this triple-fronted double-storey home benefits from an inspired renovation and extension to deliver a refined family lifestyle in a prime inner-city enclave.

Comparable Properties



17 Chapman St NORTH MELBOURNE 3051 (REI)

[Agent Comments](#)



Price: \$2,100,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



14 Shiel St NORTH MELBOURNE 3051 (REI/VG)

[Agent Comments](#)



Price: \$2,285,000

Method: Private Sale

Date: 12/01/2026

Property Type: House

Land Size: 223 sqm approx



581 King St WEST MELBOURNE 3003 (REI/VG)

[Agent Comments](#)



Price: \$2,095,000

Method: Private Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 179 sqm approx

Account - Lucas Mills Real Estate



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.