

## 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

810/288 ADDERLEY STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,480,000

&

\$1,520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 24/11 ANDERSON STREET WEST MELBOURNE VIC 3003 | \$1,675,000 | 15-Jul-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.

This Statement of Information was prepared on: 25 November 2025

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24/11 ANDERSON STREET WEST  
MELBOURNE VIC 3003

Sold Price\$1,675,000Sold Date15-Jul-25

3

2

2

Distance0.31km

RS = Recent sale      UN = Undisclosed Sale

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