

## 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

407/89 RODEN 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

\$565,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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

8/18 DICKS PLACE WEST MELBOURNE VIC 3003	\$590,000	13-Jun-23
1/150 PEEL STREET NORTH MELBOURNE VIC 3051	\$582,500	03-Feb-24
21/30-44 CHETWYND STREET WEST MELBOURNE VIC 3003	\$590,000	10-May-24

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: 06 June 2024



**8/18 DICKS PLACE WEST  
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$590,000** Sold Date **13-Jun-23**

Distance **0.27km**



**1/150 PEEL STREET NORTH  
MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$582,500** Sold Date **03-Feb-24**

Distance **0.77km**



**21/30-44 CHETWYND STREET  
WEST MELBOURNE VIC 3003**

 2  1  1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **10-May-24**

Distance **0.32km**



**204/720 QUEENSBERRY STREET  
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$610,000** Sold Date **19-Apr-24**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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