

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

701/94 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

108/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$425,000	12-Mar-25
312/102 STANLEY STREET WEST MELBOURNE VIC 3003	\$470,000	02-May-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: 12 August 2025

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**108/94 STANLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price

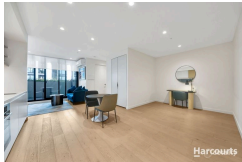
\$425,000

Sold Date

12-Mar-25

Distance

0km



**312/102 STANLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price

\$470,000

Sold Date

02-May-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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