

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

609/94 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

\$1,080,000

&

\$1,150,000

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

2/123-125 STANLEY STREET WEST MELBOURNE VIC 3003	\$1,180,000	06-Dec-24
1105/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$1,196,888	31-Jul-24
9/115-121 STANLEY STREET WEST MELBOURNE VIC 3003	\$995,000	31-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: 02 November 2025



**2/123-125 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$1,180,000

Sold Date

06-Dec-24



3



2



2

Distance

0.18km



**1105/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$1,196,888

Sold Date

31-Jul-24



3



2



2

Distance

0.26km



**9/115-121 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$995,000

Sold Date

31-May-24



3



2



2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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