

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

2306/28 WILLS STREET MELBOURNE VIC 3000

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

\$360,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

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

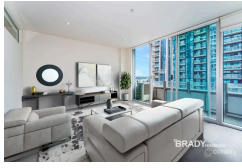
Date of sale

1404/25 WILLS STREET MELBOURNE VIC 3000	\$350,000	15-Mar-25
416/17 SINGERS LANE MELBOURNE VIC 3000	\$325,500	07-Jul-25
2604/350 WILLIAM STREET MELBOURNE VIC 3000	\$360,000	23-Aug-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: 13 February 2026



**1404/25 WILLS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$350,000** Sold Date **15-Mar-25**

Distance **0km**



**416/17 SINGERS LANE
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$325,500** Sold Date **07-Jul-25**

Distance **0.08km**



**2604/350 WILLIAM STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$360,000** Sold Date **23-Aug-25**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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