

# 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

205-209 Stanley 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)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,487,500 Property Type House Suburb West Melbourne

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 six 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
1	400 Dryburgh St NORTH MELBOURNE 3051	\$2,125,000	25/10/2025
2	14 Shiel St NORTH MELBOURNE 3051	\$2,285,000	12/01/2026
3	581 King St WEST MELBOURNE 3003	\$2,095,000	24/11/2025

**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 six months.~~

This Statement of Information was prepared on:

16/02/2026 11:46

Lucas Mills

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**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

Year ending December 2025: \$1,487,500



**Property Type:** House

**Agent Comments**

A shining example of period character adapted for the modern day, this triple-fronted double-storey home benefits from an inspired renovation and extension to deliver a refined family lifestyle in a prime inner-city enclave.

## Comparable Properties

**400 Dryburgh St NORTH MELBOURNE 3051 (REI)**



**Agent Comments**

Similar Land Size. Inferior Accommodation. Superior Location.

**Price:** \$2,125,000

**Method:**

**Date:** 25/10/2025

**Property Type:** House



**14 Shiel St NORTH MELBOURNE 3051 (REI/VG)**



**Agent Comments**

Similar Land Size. Similar Accommodation

**Price:** \$2,285,000

**Method:** Private Sale

**Date:** 12/01/2026

**Property Type:** House

**Land Size:** 223 sqm approx



**581 King St WEST MELBOURNE 3003 (REI/VG)**



**Agent Comments**

Similar Accommodation. Similar Location. Inferior Land Size.

**Price:** \$2,095,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** House (Res)

**Land Size:** 179 sqm approx

**Account - Lucas Mills Real Estate**



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