

# 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

236 Stanley Street, West Melbourne Vic 3003
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,500,000
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 & 

\$1,600,000
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### Median sale price

Median price 

\$1,487,500
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 Property Type 

House
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 Suburb 

West Melbourne
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Period - From 

01/01/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	97 Cardigan St CARLTON 3053	\$1,535,000	08/12/2025
2	73 Leveson St NORTH MELBOURNE 3051	\$1,500,000	06/11/2025
3	242 Adderley St WEST MELBOURNE 3003	\$1,740,000	23/08/2025

**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: 

22/02/2026 16:48
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236 Stanley Street, West Melbourne Vic 3003



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

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

## Comparable Properties



97 Cardigan St CARLTON 3053 (REI)

Agent Comments

3 1 1

Price: \$1,535,000

Method: Private Sale

Date: 08/12/2025

Property Type: House (Res)



73 Leveson St NORTH MELBOURNE 3051 (VG)

Agent Comments

3 - -

Price: \$1,500,000

Method: Sale

Date: 06/11/2025

Property Type: Flat/Unit/Apartment (Res)



242 Adderley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

3 2 1

Price: \$1,740,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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