

# 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 6/220 Roden 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 \$960,000 & \$1,050,000

### Median sale price

Median price \$1,200,000 Property Type Townhouse Suburb West Melbourne

Period - From 04/02/2025 to 03/02/2026 Source Property Data

### 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	15 Curzon PI NORTH MELBOURNE 3051	\$1,060,000	12/12/2025
2	2/212 Roden St WEST MELBOURNE 3003	\$1,120,000	07/11/2025
3	6/115 Stanley St WEST MELBOURNE 3003	\$998,750	10/10/2025

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: 04/02/2026 09:55

Lucas Mills

0410037682

0410037682

lucas@lucasmills.com.au

**Indicative Selling Price**

\$960,000 - \$1,050,000

**Median Townhouse Price**

04/02/2025 - 03/02/2026: \$1,200,000



2 1 1

**Property Type:** Townhouse

**Agent Comments**

In a wonderfully wide streetscape, this contemporary townhouse combines a flexible floorplan and impressive inclusions to deliver a brilliant low-maintenance lifestyle – all with the best of Melbourne’s West End at your fingertips.

## Comparable Properties



**15 Curzon PI NORTH MELBOURNE 3051 (REI)**

2 2 1

**Price:** \$1,060,000

**Method:** Sold Before Auction

**Date:** 12/12/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Similar Size. Similar Accommodation.



**2/212 Roden St WEST MELBOURNE 3003 (REI/VG)**

2 2 1

**Price:** \$1,120,000

**Method:** Sold Before Auction

**Date:** 07/11/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Similar Location. Superior Carparking.



**6/115 Stanley St WEST MELBOURNE 3003 (REI/VG)**

2 2 2

**Price:** \$998,750

**Method:** Private Sale

**Date:** 10/10/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Similar Location. Inferior Outlook.

**Account - Lucas Mills Real Estate**



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