

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

2/493 VICTORIA 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

\$740,000

&

\$780,000

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

1307/33 ROSE LANE MELBOURNE VIC 3000	\$770,000	23-May-25
3602/38 ROSE LANE MELBOURNE VIC 3000	\$769,999	07-Aug-25
3205/500 ELIZABETH STREET MELBOURNE VIC 3000	\$780,000	20-Jun-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: 10 November 2025

Calvin Ng

P 0426660578

M 0426660578

E cng@barryplant.com.au

**1307/33 ROSE LANE MELBOURNE
VIC 3000**

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Sold Price

\$770,000

Sold Date

23-May-25

Distance

1.48km**3602/38 ROSE LANE MELBOURNE
VIC 3000**

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Sold Price

\$769,999

Sold Date

07-Aug-25

Distance

1.48km**3205/500 ELIZABETH STREET
MELBOURNE VIC 3000**

🛏️ 3 🚿 2 🚗 1

Sold Price

\$780,000

Sold Date

20-Jun-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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