

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

519/288 ADDERLEY 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,430,000

Property type

Other

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

411/288 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$730,000	29-Apr-25
613/288 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$800,000	02-Sep-25
203/28 CURZON STREET WEST MELBOURNE VIC 3003	\$765,000	22-Dec-24

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: 11 November 2025

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411/288 ADDERLEY STREET WEST Sold Price **\$730,000** Sold Date **29-Apr-25**
MELBOURNE VIC 3003

 2  2  1

Distance **0km**



613/288 ADDERLEY STREET WEST Sold Price **\$800,000** Sold Date **02-Sep-25**
MELBOURNE VIC 3003

 2  -  -

Distance **0km**



203/28 CURZON STREET WEST Sold Price **\$765,000** Sold Date **22-Dec-24**
MELBOURNE VIC 3003

 2  2  1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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