

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

205/5 STAWELL 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

1816/160 VICTORIA STREET CARLTON VIC 3053	\$578,888	28-Jan-26
622/199 WILLIAM STREET MELBOURNE VIC 3000	\$562,000	16-Feb-26
3309/200 SPENCER STREET MELBOURNE VIC 3000	\$600,000	19-Dec-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: 18 March 2026



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**1816/160 VICTORIA STREET
CARLTON VIC 3053**

2 2 -

Sold Price **\$578,888** Sold Date **28-Jan-26**

Distance **1.74km**



**622/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$562,000** Sold Date **16-Feb-26**

Distance **1.62km**



**3309/200 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$600,000** Sold Date **19-Dec-25**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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