

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

163-165 Roden Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,487,500 Property Type House Suburb West Melbourne

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	17 Chapman St NORTH MELBOURNE 3051	\$2,100,000	28/02/2026
2	14 Shiel St NORTH MELBOURNE 3051	\$2,285,000	12/01/2026
3	581 King St WEST MELBOURNE 3003	\$2,095,000	24/11/2025

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: 16/03/2026 13:49

Lucas Mills

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

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



 3
  1
  1

Property Type: Factory**Land Size:** 319 sqm approx**Agent Comments**

Unique in so many wonderful ways, this double-fronted home, offered for the first time in 37 years, is set to make an indelible impression with its timeless charm, impressive extension by award-winning architect Rob Mills and enviably convenient inner-city location.

Comparable Properties

**17 Chapman St NORTH MELBOURNE 3051 (REI)**[Agent Comments](#)

 4
  2
  1

Price: \$2,100,000**Method:** Auction Sale**Date:** 28/02/2026**Property Type:** House (Res)**14 Shiel St NORTH MELBOURNE 3051 (REI/VG)**[Agent Comments](#)

 4
  2
  -

Price: \$2,285,000**Method:** Private Sale**Date:** 12/01/2026**Property Type:** House**Land Size:** 223 sqm approx**581 King St WEST MELBOURNE 3003 (REI/VG)**[Agent Comments](#)

 4
  2
  1

Price: \$2,095,000**Method:** Private Sale**Date:** 24/11/2025**Property Type:** House (Res)**Land Size:** 179 sqm approx**Account - Lucas Mills Real Estate**

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