

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

11/28 Ireland Street, West Melbourne Vic 3003

Indicative selling price

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

Range between

\$1,150,000

 &

\$1,220,000

Median sale price

Median price

\$1,277,500

 Property Type

Townhouse

 Suburb

West Melbourne

Period - From

29/04/2025

 to

28/04/2026

 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	2902/65 Dudley St WEST MELBOURNE 3003	\$1,152,000	19/12/2025
2	8 Little Dryburgh St.N NORTH MELBOURNE 3051	\$1,190,000	11/12/2025
3	47 Stawell St NORTH MELBOURNE 3051	\$1,212,000	30/10/2025

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:

29/04/2026 09:56



3 2 1

Property Type: Townhouse (Single)
Land Size: 157 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,220,000
Median Townhouse Price
 29/04/2025 - 28/04/2026: \$1,277,500

Comparable Properties

2902/65 Dudley St WEST MELBOURNE 3003 (VG)

Agent Comments

3 - -

Price: \$1,152,000
Method: Sale
Date: 19/12/2025
Property Type: Flat/Unit/Apartment (Res)



8 Little Dryburgh St.N NORTH MELBOURNE 3051 (REI)

Agent Comments

3 2 1

Price: \$1,190,000
Method: Private Sale
Date: 11/12/2025
Property Type: House



47 Stawell St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

3 2 1

Price: \$1,212,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 54 sqm approx

Account - Bow Residential | P: (03) 8672 2942