

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

8/89 RODEN 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

\$355,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

13/89 RODEN STREET WEST MELBOURNE VIC 3003	\$360,000	07-Sep-25
1614/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$358,000	20-Mar-25
516/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$375,000	17-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: 15 September 2025

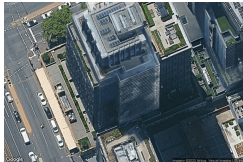


13/89 RODEN STREET WEST
MELBOURNE VIC 3003

1
 1
 -

Sold Price ^{RS} \$360,000 Sold Date 07-Sep-25

Distance 0km



1614/65 DUDLEY STREET WEST
MELBOURNE VIC 3003

1
 1
 -

Sold Price \$358,000 Sold Date 20-Mar-25

Distance 0.34km



516/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003

1
 1
 1

Sold Price \$375,000 Sold Date 17-Jun-25

Distance 0.57km

RS = Recent sale UN = Undisclosed Sale

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