

## 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

407/25 WILLS STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$345,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 609/25 WILLS STREET MELBOURNE VIC 3000  | \$370,000 | 28-Oct-25 |
| 1507/25 WILLS STREET MELBOURNE VIC 3000 | \$315,000 | 04-Dec-25 |
| 1107/25 WILLS STREET MELBOURNE VIC 3000 | \$315,000 | 04-Jul-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: 08 December 2025

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**609/25 WILLS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

<sup>RS</sup>

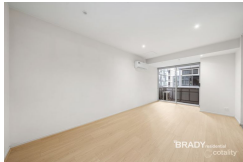
**\$370,000**

Sold Date

**28-Oct-25**

Distance

**0km**



**1507/25 WILLS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

<sup>RS</sup>

**\$315,000**

Sold Date

**04-Dec-25**

Distance

**0km**



**1107/25 WILLS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$315,000**

Sold Date

**04-Jul-25**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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