

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

907/28 WILLS STREET MELBOURNE VIC 3000

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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

4706/500 ELIZABETH STREET MELBOURNE VIC 3000	\$603,000	11-Jun-25
1703A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$595,000	14-Apr-25
703/220 SPENCER STREET MELBOURNE VIC 3000	\$598,000	27-May-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: 06 August 2025



**4706/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$603,000**

Sold Date

11-Jun-25

Distance

0.48km



**1703A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

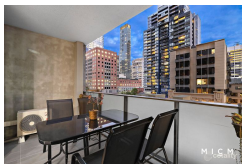
^{RS} **\$595,000**

Sold Date

14-Apr-25

Distance

0.58km



**703/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$598,000**

Sold Date

27-May-25

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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