

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

203/28 Wills Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$550,000

&

\$575,000

Median sale price

Median price

\$478,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2025

to

30/06/2026

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	1407/618 Lonsdale St MELBOURNE 3000	\$560,000	16/07/2026
2	1106/28 Wills St MELBOURNE 3000	\$535,000	30/06/2026
3	1406/639 Lonsdale St MELBOURNE 3000	\$552,000	05/06/2026

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:

31/07/2026 10:33



 2  1  1

Property Type: Apartment

Land Size: 74 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$575,000

Median Unit Price

Year ending June 2026: \$478,000

Comparable Properties



1407/618 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 16/07/2026

Property Type: Apartment



1106/28 Wills St MELBOURNE 3000 (REI)

Agent Comments

 2  1  1

Price: \$535,000

Method: Private Sale

Date: 30/06/2026

Property Type: Apartment



1406/639 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

 2  2  1

Price: \$552,000

Method: Private Sale

Date: 05/06/2026

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951