

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

112/9 Commercial Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$475,000 & \$500,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 31/03/2026 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	708/13 Wellington St ST KILDA 3182	\$480,000	03/03/2026
2	503/59 Porter St PRAHRAN 3181	\$500,000	12/02/2026
3	417/74 Queens Rd MELBOURNE 3004	\$485,000	02/12/2025

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:

14/04/2026 08:46



Jake Hu
0488 028 978
jake@melbournerealestate.com.au



2 1 1

Property Type: Apartment
Land Size: 90 sqm approx
Agent Comments

Indicative Selling Price
\$475,000 - \$500,000
Median Unit Price
Year ending March 2026: \$485,000

Comparable Properties



708/13 Wellington St ST KILDA 3182 (REI)

[Agent Comments](#)

2 1 1

Price: \$480,000
Method: Private Sale
Date: 03/03/2026
Property Type: Apartment



503/59 Porter St PRAHRAN 3181 (VG)

[Agent Comments](#)

2 - -

Price: \$500,000
Method: Sale
Date: 12/02/2026
Property Type: Strata Unit/Flat



417/74 Queens Rd MELBOURNE 3004 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$485,000
Method: Private Sale
Date: 02/12/2025
Property Type: Apartment

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



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