Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 12/11/2026

Property offered for sale

Address
Including suburb and postcode: 506/89 Roden Street, West Melbourne Vic 3003

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $510,000 & $560,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $567,150 | Property type Unit | Suburb West Melbourne

Period: from 12/11/2025 to 11/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	15/100 Queensberry St CARLTON 3053		
Sale price	$535,000	Date of sale	22/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	1	1	N/A	N/A

Comparable property 2

Address	606/25 Wominjeka Wlk WEST MELBOURNE 3003		
Sale price	$540,000	Date of sale	08/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	1	1	N/A	N/A

Comparable property 3

Address	1106/28 Wills St MELBOURNE 3000		
Sale price	$535,000	Date of sale	30/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	1	1	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=5619ce4f617ba93f9d2fa4645b2fa15c

506/89 Roden Street, West Melbourne Vic 3003



Property Type:
Agent Comments

Indicative Selling Price
$510,000 - $560,000
Median Unit Price
12/11/2025 - 11/11/2026: $567,150

Comparable Properties



15/100 Queensberry St CARLTON 3053 (REI)
2 1 1

Price: $535,000
Method: Private Sale
Date: 22/10/2026
Property Type: Apartment

Agent Comments



606/25 Wominjeka Wlk WEST MELBOURNE 3003 (REI)
2 1 1

Price: $540,000
Method: Private Sale
Date: 08/08/2026
Property Type: Apartment

Agent Comments



1106/28 Wills St MELBOURNE 3000 (REI)
2 1 1

Price: $535,000
Method: Private Sale
Date: 30/06/2026
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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