

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 36 Glover Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,420,000 & \$1,520,000

Median sale price

Median price \$1,545,000 Property Type House Suburb South Melbourne

Period - From 01/01/2024 to 31/12/2024 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	289 Esplanade East PORT MELBOURNE 3207	\$1,460,000	26/10/2024
2	14-16 Morris St SOUTH MELBOURNE 3205	\$1,500,000	05/10/2024
3	7 Spring St.E PORT MELBOURNE 3207	\$1,477,500	27/07/2024

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: 20/01/2025 15:40



 2
  1
  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,420,000 - \$1,520,000

Median House Price

Year ending December 2024: \$1,545,000

Comparable Properties



289 Esplanade East PORT MELBOURNE 3207 (REI)

Agent Comments

 3
  1
  -

Price: \$1,460,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)



14-16 Morris St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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  2
  -

Price: \$1,500,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)

Land Size: 209 sqm approx



7 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments

 2
  1
  -

Price: \$1,477,500

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 101 sqm approx

Account - Cayzer | P: 03 9699 5999



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