

## 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

75/1 SANDILANDS STREET SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

72/1 SANDILANDS STREET SOUTH MELBOURNE VIC 3205	\$1,030,000	27-Jun-24
55/1 SANDILANDS STREET SOUTH MELBOURNE VIC 3205	\$1,040,000	30-Apr-24

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 January 2025



**72/1 SANDILANDS STREET SOUTH  
MELBOURNE VIC 3205**

Sold Price

**\$1,030,000**

Sold Date

**27-Jun-24**

 2  2  2

Distance

**0.01km**

**55/1 SANDILANDS STREET SOUTH  
MELBOURNE VIC 3205**

Sold Price

**\$1,040,000**

Sold Date

**30-Apr-24**

 2  2  2

Distance

**0.01km**

RS = Recent sale

UN = Undisclosed Sale

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