Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	801/159-161 EASTERN ROAD, SOUTH MELBOURNE, VIC 3205

Indicative selling price

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

Single price	$2,880,000	or range between		&	

Median sale price

Median price	$572,680	Property Type	Apartment	Suburb	SOUTH MELBOURNE
Period - From	January 2024	to	December 2024	Source	CoreLogic

Comparable property sales

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
1705/41 BANK STREET SOUTH MELBOURNE VIC 3205	$1,980,000	10/12/2024
270 MORAY STREET SOUTH MELBOURNE VIC 3205	$1,785,000	22/12/2024
3 DOW STREET SOUTH MELBOURNE VIC 3205	$1,650,000	18/07/2024

This Statement of Information was prepared on: 31/01/2025