

# 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 503/97 Palmerston Crescent, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2025 to 31/03/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

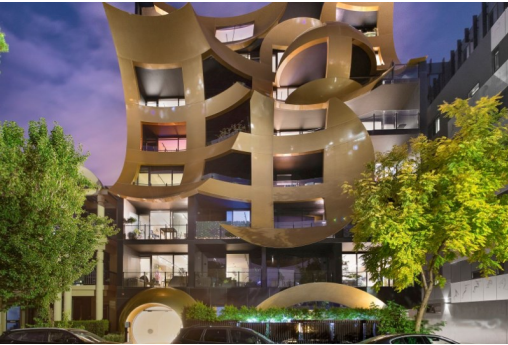
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property       | Price     | Date of sale |
|---|--------------------------------------|-----------|--------------|
| 1 | 521/55 Queens Rd MELBOURNE 3004      | \$565,000 | 22/02/2025   |
| 2 | 1401/478a St Kilda Rd MELBOURNE 3004 | \$570,000 | 14/01/2025   |
| 3 | 296/100 Kavanagh St SOUTHBANK 3006   | \$555,000 | 20/12/2024   |

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: 10/04/2025 11:42



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Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$520,000 - \$570,000  
Median Unit Price  
March quarter 2025: \$585,000

Comparable Properties



521/55 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000  
Method: Private Sale  
Date: 22/02/2025  
Property Type: Apartment



1401/478a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000  
Method: Private Sale  
Date: 14/01/2025  
Property Type: Apartment



296/100 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$555,000  
Method: Private Sale  
Date: 20/12/2024  
Property Type: Apartment