

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

103/159-161 EASTERN ROAD, SOUTH MELBOURNE, VIC 3205

Indicative selling price

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

Single price

\$1,799,000

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
25B DOW STREET SOUTH MELBOURNE VIC 3205	\$1,035,000	06/10/2023
903/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205	\$1,305,000	30/11/2024
72/1 SANDILANDS STREET SOUTH MELBOURNE VIC 3205	\$1,030,000	27/06/2024

This Statement of Information was prepared on:

31/01/2025