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	76/1 SANDILANDS STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

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

~~Single Price~~		or range between	$880,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$552,230	Property type	Unit	Suburb	South Melbourne
Period-from	01 Apr 2024	to	31 Mar 2025	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
1605/499 ST KILDA ROAD MELBOURNE VIC 3004	$910,000	31-Dec-24
3807/241-243 CITY ROAD SOUTHBANK VIC 3006	$900,999	06-Dec-24
207/94 RIVER ESPLANADE DOCKLANDS VIC 3008	$895,000	10-Dec-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: 08 April 2025

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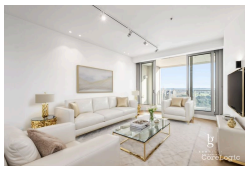
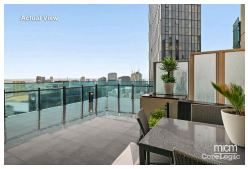


1605/499 ST KILDA ROAD MELBOURNE VIC 3004

2 2 2

Sold Price **$910,000** Sold Date **31-Dec-24**

Distance **1.23km**



3807/241-243 CITY ROAD SOUTHBANK VIC 3006

2 2 2

Sold Price **$900,999** Sold Date **06-Dec-24**

Distance **1.31km**

207/94 RIVER ESPLANADE DOCKLANDS VIC 3008

2 2 2

Sold Price **$895,000** Sold Date **10-Dec-24**

Distance **2.55km**

RS = Recent sale **UN** = Undisclosed Sale

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