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	1306/32 PALMERSTON CRESCENT 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	\$1,680,000		or range between			&	
Median sale price (*Delete house or unit as applicable)							
Median Price	\$593,000	Property type		Unit	Suburb	South Melbourne	
Period-from	01 Nov 2024	to 31 Oct 2025			Source	Cotality	
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
OR							1

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: 15 November 2025



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