

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

1804/32 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

or range
between

\$5,900,000

&

\$6,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

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

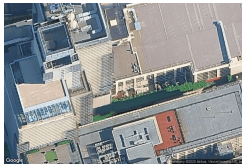
Date of sale

5342/368 ST KILDA ROAD MELBOURNE VIC 3004	\$4,936,000	04-Apr-25
3010/1-29 ALBERT ROAD MELBOURNE VIC 3004	\$17,700,000	12-Jun-25
5339/368 ST KILDA ROAD MELBOURNE VIC 3004	\$4,936,000	04-Apr-25

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: 06 November 2025



**5342/368 ST KILDA ROAD
MELBOURNE VIC 3004**

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Sold Price **\$4,936,000** Sold Date **04-Apr-25**

Distance **0.25km**

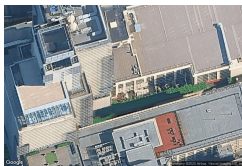


**3010/1-29 ALBERT ROAD
MELBOURNE VIC 3004**

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Sold Price **\$17,700,000** Sold Date **12-Jun-25**

Distance **0.3km**



**5339/368 ST KILDA ROAD
MELBOURNE VIC 3004**

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Sold Price **\$4,936,000** Sold Date **04-Apr-25**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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