

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

226/85 MARKET 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

\$550,000

&

\$590,000

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

2/2-4 HEATHER STREET SOUTH MELBOURNE VIC 3205	\$587,000	18-Dec-24
31/63 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$585,000	05-Jan-25
118/85 MARKET STREET SOUTH MELBOURNE VIC 3205	\$570,000	15-Nov-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



2/2-4 HEATHER STREET SOUTH MELBOURNE VIC 3205

 2  1  1

Sold Price

\$587,000

Sold Date

18-Dec-24

Distance

0.69km



31/63 DORCAS STREET SOUTH MELBOURNE VIC 3205

 2  1  1

Sold Price

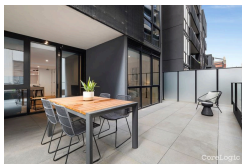
\$585,000

Sold Date

05-Jan-25

Distance

0.89km



118/85 MARKET STREET SOUTH MELBOURNE VIC 3205

 2  1  1

Sold Price

\$570,000

Sold Date

15-Nov-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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