

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

28 Ferrars Place, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,592,500

Property Type House

Suburb South Melbourne

Period - From 25/11/2024

to

24/11/2025

Source Property Data

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 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
1	33 Lyell St SOUTH MELBOURNE 3205	\$2,060,000	14/11/2025
2	8 James Service Pl SOUTH MELBOURNE 3205	\$1,787,000	20/10/2025
3	9 Herbert St ALBERT PARK 3206	\$2,100,000	11/10/2025

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 six months.~~

This Statement of Information was prepared on:

25/11/2025 08:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
25/11/2024 - 24/11/2025: \$1,592,500

Comparable Properties



33 Lyell St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$2,060,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House



8 James Service Pl SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,787,000
Method: Sold Before Auction
Date: 20/10/2025
Property Type: House (Res)
Land Size: 178 sqm approx



9 Herbert St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,100,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372