

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

38 Raglan Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

South Melbourne

Period - From

04/08/2024

to

03/08/2025

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	161 Neville St MIDDLE PARK 3206	\$2,350,000	04/07/2025
2	6 Wright St MIDDLE PARK 3206	\$2,305,000	12/04/2025
3	122 Page St ALBERT PARK 3206	\$2,680,000	22/03/2025

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:

04/08/2025 14:08



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
04/08/2024 - 03/08/2025: \$1,550,000

Comparable Properties



161 Neville St MIDDLE PARK 3206 (REI)

Agent Comments

4 2 -

Price: \$2,350,000
Method: Private Sale
Date: 04/07/2025
Property Type: House



6 Wright St MIDDLE PARK 3206 (REI/VG)

Agent Comments

4 1 1

Price: \$2,305,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 253 sqm approx



122 Page St ALBERT PARK 3206 (REI)

Agent Comments

4 1 -

Price: \$2,680,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)