### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

506/29 Market Street, Melbourne Vic 3000

#### Indicative selling price

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

Range between \$530,000	&	\$560,000
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#### Median sale price

Median price	\$488,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

## 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

Add	dress of comparable property	Price	Date of sale
1	10/192 Little Collins St MELBOURNE 3000	\$545,000	20/08/2025
2	2502/22-24 Jane Bell La MELBOURNE 3000	\$530,000	23/07/2025
3	13/333 Coventry St SOUTH MELBOURNE 3205	\$545,000	29/04/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/09/2025 12:12









Rooms: 2

Property Type: Apartment

Agent Comments

**Indicative Selling Price** \$530,000 - \$560,000 **Median Unit Price** June quarter 2025: \$488,000

# Comparable Properties



10/192 Little Collins St MELBOURNE 3000 (REI)





Price: \$545,000 Method: Private Sale Date: 20/08/2025

Property Type: Apartment

**Agent Comments** 



2502/22-24 Jane Bell La MELBOURNE 3000 (REI)







Agent Comments

Price: \$530,000 Method: Private Sale Date: 23/07/2025

Property Type: Apartment



13/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

Price: \$545,000

Method: Private Sale Date: 29/04/2025

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



