

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

603/97 Palmerston Crescent, South Melbourne Vic 3205

Indicative selling price

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

Range between \$520,000 & \$565,000

Median sale price

Median price \$600,000 Property Type Unit Suburb South Melbourne

Period - From 19/06/2024 to 18/06/2025 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	521/55 Queens Rd MELBOURNE 3004	\$565,000	22/02/2025
2	124/173 City Rd SOUTHBANK 3006	\$552,888	27/12/2024
3	296/100 Kavanagh St SOUTHBANK 3006	\$555,000	20/12/2024

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: 19/06/2025 14:00



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$520,000 - \$565,000
Median Unit Price
19/06/2024 - 18/06/2025: \$600,000

Comparable Properties



521/55 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000
Method: Private Sale
Date: 22/02/2025
Property Type: Apartment



124/173 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$552,888
Method: Private Sale
Date: 27/12/2024
Property Type: Apartment



296/100 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$555,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment