

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

609/32 PALMERSTON CRESCENT 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

\$1,242,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

Other

Suburb

South Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

802/128 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$1,220,000	11-Jun-25
721/20 QUEENS ROAD MELBOURNE VIC 3004	\$1,203,500	27-Apr-24
918/20 QUEENS ROAD MELBOURNE VIC 3004	\$1,121,500	25-Apr-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: 23 October 2025


**802/128 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2
  2
  1

Sold Price ^{RS} **\$1,220,000** Sold Date **11-Jun-25**

Distance **0.2km**


**721/20 QUEENS ROAD
MELBOURNE VIC 3004**

 2
  2
  1

Sold Price **\$1,203,500** Sold Date **27-Apr-24**

Distance **0.91km**


**918/20 QUEENS ROAD
MELBOURNE VIC 3004**

 2
  2
  1

Sold Price **\$1,121,500** Sold Date **25-Apr-24**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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