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

610/85 MARKET STREET 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	\$540,000	&	\$570,000
Single Frice	between	ψ540,000	α	ψ370,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$590,000	Prop	erty type	rty type Unit		Suburb	South Melbourne
Period-from	01 Sep 2024	to	31 Aug 2	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
226/85 MARKET STREET SOUTH MELBOURNE VIC 3205	\$565,000	03-May-25
409/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$570,000	17-Apr-25
507/109 CLARENDON STREET SOUTHBANK VIC 3006	\$555,000	30-Apr-25

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: 22 September 2025





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226/85 MARKET STREET SOUTH **MELBOURNE VIC 3205**

□ 1

₾ 1

Sold Price

\$565,000 Sold Date 03-May-25

Distance

Okm



409/244-246 DORCAS STREET **SOUTH MELBOURNE VIC 3205**

Sold Price

\$570,000 Sold Date 17-Apr-25

Distance

0.29km



507/109 CLARENDON STREET **SOUTHBANK VIC 3006**

= 2

₽ 1

Sold Price

\$555,000 Sold Date 30-Apr-25

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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