

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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

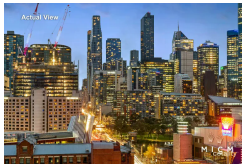
1312/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$532,000	25-Jul-25
906/163 CITY ROAD SOUTHBANK VIC 3006	\$525,000	15-Sep-25
112/2-14 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$500,000	07-Aug-25

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: 01 November 2025

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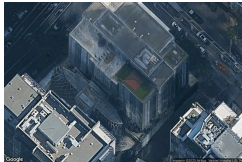


**1312/63 WHITEMAN STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$532,000** Sold Date **25-Jul-25**

Distance **0.51km**



**906/163 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price **\$525,000** Sold Date **15-Sep-25**

Distance **0.81km**



**112/2-14 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$500,000** Sold Date **07-Aug-25**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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