## 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	
postodae	

#### Indicative selling price

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

Range between \$440,000	&	\$480,000
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#### Median sale price

Median price	\$545,000	Pro	perty Type Uni	t		Suburb	South Melbourne
Period - From	01/04/2024	to	31/03/2025	So	ource	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	1102/601 Little Lonsdale St MELBOURNE 3000	\$440,000	04/06/2025
2	104/244 Dorcas St SOUTH MELBOURNE 3205	\$480,000	03/06/2025
3	107/15 Pickles St PORT MELBOURNE 3207	\$450,000	16/05/2025

#### 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:	10/06/2025 11:06
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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$440,000 - \$480,000 Median Unit Price Year ending March 2025: \$545,000

## Comparable Properties



1102/601 Little Lonsdale St MELBOURNE 3000 (REI)

1

**—** 

4

4

Price: \$440,000 Method: Private Sale Date: 04/06/2025

Property Type: Apartment

Agent Comments



104/244 Dorcas St SOUTH MELBOURNE 3205 (REI)

1





1

**Agent Comments** 

Price: \$480,000 Method: Private Sale Date: 03/06/2025

Property Type: Apartment



107/15 Pickles St PORT MELBOURNE 3207 (REI)

4

1



1

**Price:** \$450,000 **Method:** Private Sale **Date:** 16/05/2025

Property Type: Apartment Land Size: 60 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011





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