

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

75/1 SANDILANDS 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

76/1 SANDILANDS STREET SOUTH MELBOURNE VIC 3205	\$915,000	21-May-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.

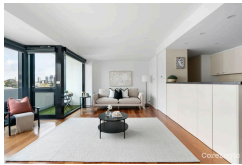
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**76/1 SANDILANDS STREET SOUTH
MELBOURNE VIC 3205**

Sold Price

^{RS}

\$915,000

Sold Date

21-May-25

2

2

-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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