

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

76/1 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

\$552,230

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

1605/499 ST KILDA ROAD MELBOURNE VIC 3004	\$910,000	31-Dec-24
3807/241-243 CITY ROAD SOUTHBANK VIC 3006	\$900,999	06-Dec-24
207/94 RIVER ESPLANADE DOCKLANDS VIC 3008	\$895,000	10-Dec-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: 08 April 2025



**1605/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  2

Sold Price

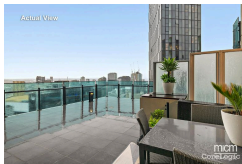
\$910,000

Sold Date

31-Dec-24

Distance

1.23km



**3807/241-243 CITY ROAD
SOUTHBANK VIC 3006**

 2  2  2

Sold Price

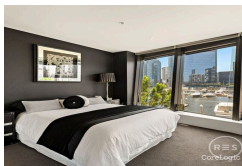
\$900,999

Sold Date

06-Dec-24

Distance

1.31km



**207/94 RIVER ESPLANADE
DOCKLANDS VIC 3008**

 2  2  2

Sold Price

\$895,000

Sold Date

10-Dec-24

Distance

2.55km

RS = Recent sale

UN = Undisclosed Sale

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