

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

8 Union Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

South Melbourne

Period - From

01/10/2024

to

30/09/2025

Source

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	Price	Date of sale
1	38 Raglan St SOUTH MELBOURNE 3205	\$2,260,000	08/11/2025
2	178 Esplanade East PORT MELBOURNE 3207	\$2,450,000	17/09/2025
3	159 Napier St SOUTH MELBOURNE 3205	\$2,380,000	25/07/2025

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 six months.~~

This Statement of Information was prepared on:

25/11/2025 14:08

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2025: \$1,700,000



 2  2  2

Property Type:

Agent Comments

Comparable Properties



38 Raglan St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 4  2  2

Price: \$2,260,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)



178 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,450,000

Method: Private Sale

Date: 17/09/2025

Property Type: House (Res)

Land Size: 140 sqm approx



159 Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3  2  1

Price: \$2,380,000

Method: Private Sale

Date: 25/07/2025

Property Type: House (Res)