

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

803/161 Eastern Road, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$2,800,000

&

\$3,080,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/07/2025

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	1705/368 St Kilda Rd MELBOURNE 3004	\$2,750,000	07/05/2025
2	1501/22 Kings Pl SOUTH MELBOURNE 3205	\$3,200,000	01/05/2025
3	6/2 Esplanade East PORT MELBOURNE 3207	\$3,000,000	17/04/2025

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:

07/10/2025 20:13

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Indicative Selling Price

\$2,800,000 - \$3,080,000

Median Unit Price

September quarter 2025: \$630,000



 3  3  2

Property Type: Apartment

Agent Comments

Comparable Properties



1705/368 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3  2  3

Price: \$2,750,000

Method: Private Sale

Date: 07/05/2025

Property Type: Apartment

1501/22 Kings Pl SOUTH MELBOURNE 3205 (VG)

Agent Comments

 3  -  -

Price: \$3,200,000

Method: Sale

Date: 01/05/2025

Property Type: Strata Unit/Flat



6/2 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3  2  2

Price: \$3,000,000

Method: Private Sale

Date: 17/04/2025

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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