### 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	805/69-71 Stead Street, South Melbourne Vic 3205
Including suburb and	
postcode	

### Indicative selling price

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

#### Median sale price

Median price	\$585,000	Pro	perty Type	Jnit		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

Add	dress of comparable property	Price	Date of sale
1	202/69-71 Stead St SOUTH MELBOURNE 3205	\$462,000	22/10/2025
2	902/8 Dorcas St SOUTHBANK 3006	\$400,000	26/08/2025
3	302/67-71 Stead St SOUTH MELBOURNE 3205	\$400,000	14/08/2025

#### 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:	11/11/2025 13:16

