

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

906/52 PARK 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

1408/22 DORCAS STREET SOUTHBANK VIC 3006	\$330,000	07-Oct-25
417/65 COVENTRY STREET SOUTHBANK VIC 3006	\$300,000	30-Sep-25
506/320-322 ST KILDA ROAD SOUTHBANK VIC 3006	\$325,000	03-Nov-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.~~

This Statement of Information was prepared on: 03 December 2025



**1408/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$330,000** Sold Date **07-Oct-25**

Distance **0.3km**



**417/65 COVENTRY STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$300,000** Sold Date **30-Sep-25**

Distance **0.31km**



**506/320-322 ST KILDA ROAD
SOUTHBANK VIC 3006**

1 1 -

Sold Price ^{RS} **\$325,000** Sold Date **03-Nov-25**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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