

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

2-Bedrooms, 2-bathrooms off the plan completion eta is early
2027 Albert Park and Bay views 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

\$1,129,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

609/32 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$1,218,000	24-Oct-25
2/7-11 MARTIN STREET SOUTH MELBOURNE VIC 3205	\$1,165,000	03-May-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.

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Miranda Li

M 0410862088

E Miranda@oxbridge.com.au



**609/32 PALMERSTON CRESCENT
SOUTH MELBOURNE VIC 3205**

2 2 1

Sold Price

\$1,218,000

Sold Date

24-Oct-25

Distance

2.05km



**2/7-11 MARTIN STREET SOUTH
MELBOURNE VIC 3205**

2 2 1

Sold Price

\$1,165,000

Sold Date

03-May-25

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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