

# 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

252 Ferrars Street, South Melbourne VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

South Melbourne

Period - From

03/10/2024

to

01/04/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property             | Price       | Date of sale |
|--|-------------|--------------|
| 102 Cobden Street South Melbourne VIC 3205 | \$1,150,000 | 17/01/2025   |
| 187 Stokes Street Port Melbourne VIC 3207  | \$1,075,000 | 09/11/2024   |
| 28 Herbert Place Albert Park VIC 3206      | \$1,120,000 | 22/11/2024   |

This Statement of Information was prepared on:

03/04/2025