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 | 345 Park Street, South Melbourne Vic 3205 Including suburb and postcode

Indicative selling price

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

Range between \$1,175,000 & \$1,275,000

Median sale price

Median price	\$1,817,500	Pro	perty Type	House		Suburb	South Melbourne
Period - From	01/10/2024	to	31/12/2024		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	60 Thomson St SOUTH MELBOURNE 3205	\$1,100,000	02/01/2025
2	325 Park St SOUTH MELBOURNE 3205	\$1,215,000	11/12/2024
3	50 Thomson St SOUTH MELBOURNE 3205	\$1,341,000	07/12/2024

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:	28/02/2025 11:05









Property Type: House **Agent Comments**

Indicative Selling Price \$1,175,000 - \$1,275,000 **Median House Price** December quarter 2024: \$1,817,500

Comparable Properties



60 Thomson St SOUTH MELBOURNE 3205 (REI)

2

Price: \$1,100,000

Method:

Date: 02/01/2025 Property Type: House Agent Comments



325 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

Price: \$1,215,000

Method:

Date: 11/12/2024 Property Type: House



50 Thomson St SOUTH MELBOURNE 3205 (REI)

2

Agent Comments

Price: \$1,341,000

Method:

Date: 07/12/2024 Property Type: House

Account - Cayzer | P: 03 9646 0812





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