

# 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

345 Park 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

\$1,175,000

&

\$1,275,000

### Median sale price

Median price

\$1,817,500

Property 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	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 comparable properties 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



2 1

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)

Agent Comments

2 1 -

Price: \$1,100,000  
Method:  
Date: 02/01/2025  
Property Type: House



325 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 1 -

Price: \$1,215,000  
Method:  
Date: 11/12/2024  
Property Type: House



50 Thomson St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 1

Price: \$1,341,000  
Method:  
Date: 07/12/2024  
Property Type: House