

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 25B Dow Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,565,000 Property Type House Suburb South Melbourne

Period - From 01/10/2023 to 30/09/2024 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	26 Little Boundary St SOUTH MELBOURNE 3205	\$1,380,000	19/10/2024
2	18 Tribe St SOUTH MELBOURNE 3205	\$1,305,000	21/09/2024
3	12 Dow St SOUTH MELBOURNE 3205	\$1,371,000	20/07/2024

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: 06/11/2024 13:14



2 2 1

Property Type: House
Land Size: 115 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending September 2024: \$1,565,000

Comparable Properties



26 Little Boundary St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 2 1

Price: \$1,380,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)



18 Tribe St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

3 1 -

Price: \$1,305,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 132 sqm approx



12 Dow St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

3 2 1

Price: \$1,371,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)

Account - Cayzer | P: 03 9699 5999



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