

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 365 Coventry Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$1,350,000

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	14 Little OGrady St ALBERT PARK 3206	\$1,355,000	05/10/2024
2	102 Graham St PORT MELBOURNE 3207	\$1,350,000	21/09/2024
3	124 Park St SOUTH MELBOURNE 3205	\$1,325,000	09/08/2024

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:

15/10/2024 14:59



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Property Type: House

Agent Comments

Comparable Properties



14 Little OGrady St ALBERT PARK 3206 (REI) Agent Comments

2 1 -

Price: \$1,355,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)



102 Graham St PORT MELBOURNE 3207 (REI) Agent Comments

3 1 -

Price: \$1,350,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)



124 Park St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

3 2 1

Price: \$1,325,000

Method: Private Sale

Date: 09/08/2024

Property Type: House

Land Size: 118 sqm approx