

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 37 Bridport Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,550,000 & \$2,650,000

Median sale price

Median price \$2,060,000 Property Type House Suburb South Melbourne

Period - From 01/10/2025 to 31/12/2025 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	31B Barrett St ALBERT PARK 3206	\$2,505,000	29/11/2025
2	9 Kerferd Pl ALBERT PARK 3206	\$2,575,000	15/11/2025
3			

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: 04/03/2026 15:49



 3  2.5  1

Property Type: HOUSE

Agent Comments

Indicative Selling Price

\$2,550,000 - \$2,650,000

Median House Price

December quarter 2025: \$2,060,000

Comparable Properties



31B Barrett St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,505,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 178 sqm approx



9 Kerferd PI ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,575,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 195 sqm approx

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.

Account - Jellis Craig | P: 03 8644 5500



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