

## 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

204 PARK STREET SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,610,000

Property type

House

Suburb

South Melbourne

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

42 COBDEN STREET SOUTH MELBOURNE VIC 3205	\$1,720,000	17-Feb-24
40 COBDEN STREET SOUTH MELBOURNE VIC 3205	\$1,830,000	22-Mar-24
54 CANTERBURY PLACE MIDDLE PARK VIC 3206	\$1,795,000	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 17 June 2024



**42 COBDEN STREET SOUTH  
MELBOURNE VIC 3205**

 3  2  2

Sold Price **\$1,720,000** Sold Date **17-Feb-24**

Distance **0.41km**



**40 COBDEN STREET SOUTH  
MELBOURNE VIC 3205**

 3  2  1

Sold Price **\$1,830,000** Sold Date **22-Mar-24**

Distance **0.42km**



**54 CANTERBURY PLACE MIDDLE  
PARK VIC 3206**

 3  2  1

Sold Price **\$1,795,000** Sold Date **16-Mar-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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