

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 94 Iffla Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,587,500 Property Type House Suburb South Melbourne

Period - From 18/04/2023 to 17/04/2024 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	71 Heath St PORT MELBOURNE 3207	\$1,772,000	16/02/2024
2	30 Brooke St ALBERT PARK 3206	\$2,100,000	02/03/2024
3	25 Wright St MIDDLE PARK 3206	\$1,862,500	16/03/2024

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: 18/04/2024 09:10



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Property Type: House
Land Size: 1 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,900,000

Median House Price
 18/04/2023 - 17/04/2024: \$1,587,500

Comparable Properties

71 Heath St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 -

Price: \$1,772,000
Method:
Date: 16/02/2024
Property Type: House



30 Brooke St ALBERT PARK 3206 (REI)

Agent Comments

3 2 1

Price: \$2,100,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)



25 Wright St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,862,500
Method: Auction Sale
Date: 16/03/2024
Property Type: House

Account - Cayzer | P: 03 9646 0812