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

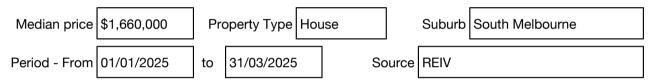
345 Park Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price se	e consumer.vic.gov.a	au/underquoting

Single price \$1,275,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	60 Thomson St SOUTH MELBOURNE 3205	\$1,100,000	02/01/2025
2	325 Park St SOUTH MELBOURNE 3205	\$1,215,000	11/12/2024
3	50 Thomson St SOUTH MELBOURNE 3205	\$1,341,000	07/12/2024

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:

07/04/2025 09:40









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,275,000 Median House Price March quarter 2025: \$1,660,000

Comparable Properties

CAYZER	60 Thomson St SOUTH MELBOURNE 3205 (REI) 2 1 2 - Price: \$1,100,000 Method: Date: 02/01/2025 Property Type: House	Agent Comments
	325 Park St SOUTH MELBOURNE 3205 (REI) 3 1 1 Price: \$1,215,000 Method: Date: 11/12/2024 Property Type: House	Agent Comments
	50 Thomson St SOUTH MELBOURNE 3205 (REI) 2 1 2 1 1 Price: \$1,341,000 Method: Date: 07/12/2024 Property Type: House	Agent Comments

Account - Cayzer | P: 03 9646 0812



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