

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 see consumer.vic.gov.au/underquoting

Single price

\$1,275,000

Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

South Melbourne

Period - From

01/01/2025

to

31/03/2025

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 | 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



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,275,000

Median House Price
March quarter 2025: \$1,660,000

Comparable Properties



60 Thomson St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,100,000
Method:
Date: 02/01/2025
Property Type: House



325 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 1 -

Price: \$1,215,000
Method:
Date: 11/12/2024
Property Type: House



50 Thomson St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 1

Price: \$1,341,000
Method:
Date: 07/12/2024
Property Type: House