## 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

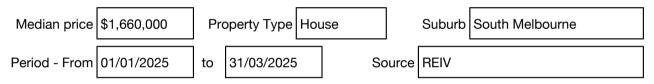
345 Park Street, South Melbourne Vic 3205

## 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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