

# 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

90 Smith Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

South Melbourne

Period - From

01/04/2024

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	12 Clarendon PI SOUTH MELBOURNE 3205	\$1,425,000	14/02/2025
2	222 Nott St PORT MELBOURNE 3207	\$1,510,000	20/12/2024
3			

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:

11/04/2025 08:28



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
Year ending March 2025: \$1,565,000

## Comparable Properties



**12 Clarendon PI SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

2 2 -

**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 14/02/2025  
**Property Type:** House



**222 Nott St PORT MELBOURNE 3207 (VG)**

**Agent Comments**

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**Price:** \$1,510,000  
**Method:** Sale  
**Date:** 20/12/2024  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 95 sqm approx

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.

**Account - Marshall White** | P: 03 9822 9999



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