

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

26 Little Boundary Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,630,000 Property Type House Suburb South Melbourne

Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

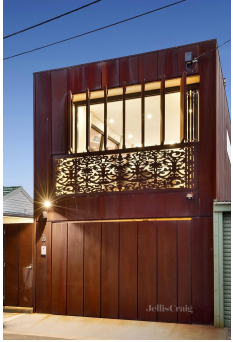
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Little Swallow St PORT MELBOURNE 3207	\$1,465,000	31/08/2024
2	95 Albert St PORT MELBOURNE 3207	\$1,500,000	01/06/2024
3	2a Esplanade PI PORT MELBOURNE 3207	\$1,400,000	27/05/2024

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: 01/10/2024 16:59



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2024: \$1,630,000

Comparable Properties



2 Little Swallow St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$1,465,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)



95 Albert St PORT MELBOURNE 3207 (REI/VG) Agent Comments

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Price: \$1,500,000

Method: Private Sale

Date: 01/06/2024

Property Type: House

Land Size: 86 sqm approx



2a Esplanade PI PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$1,400,000

Method: Private Sale

Date: 27/05/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393