

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

24A Dow Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$2,060,000

Property Type

House

Suburb

South Melbourne

Period - From

01/10/2025

to

31/12/2025

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	2 Kitchen Rd PORT MELBOURNE 3207	\$1,160,000	08/11/2025
2	7 Law St SOUTH MELBOURNE 3205	\$1,430,000	30/08/2025
3	178 Ingles St PORT MELBOURNE 3207	\$1,175,000	21/08/2025

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:

16/02/2026 18:17



2 1 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2025: \$2,060,000

Comparable Properties



2 Kitchen Rd PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 3 2

Price: \$1,160,000
Method: Private Sale
Date: 08/11/2025
Property Type: House (Res)



7 Law St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 -

Price: \$1,430,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 86 sqm approx



178 Ingles St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 3 2

Price: \$1,175,000
Method: Private Sale
Date: 21/08/2025
Property Type: Townhouse (Single)