

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 62 Raglan Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,545,000 Property Type House Suburb South Melbourne

Period - From 01/01/2024 to 31/12/2024 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	10 Law St SOUTH MELBOURNE 3205	\$1,030,000	21/09/2024
2	316 Bank St SOUTH MELBOURNE 3205	\$1,032,500	18/09/2024
3	121 Napier St SOUTH MELBOURNE 3205	\$1,000,000	19/12/2024

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: 31/01/2025 11:09



Property Type:
Divorce/Estate/Family Transfers
Land Size: 107 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2024: \$1,545,000

Comparable Properties

10 Law St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,030,000
Method:
Date: 21/09/2024
Property Type: House

316 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,032,500
Method:
Date: 18/09/2024
Property Type: House



121 Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 120 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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