

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

383-385 Park Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,850,000

&

\$2,000,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

South Melbourne

Period - From

01/10/2024

to

30/09/2025

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	16 Draper St ALBERT PARK 3206	\$2,105,000	25/10/2025
2	21 Finlay St ALBERT PARK 3206	\$1,980,000	04/10/2025
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:

20/11/2025 13:50



Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,000,000
Median House Price
Year ending September 2025: \$1,700,000

Comparable Properties



16 Draper St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,105,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 214 sqm approx



21 Finlay St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,980,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 233 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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