

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 38 Raglan Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,565,000 Property Type House Suburb South Melbourne

Period - From 01/07/2024 to 30/06/2025 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	7 Merton St SOUTH MELBOURNE 3205	\$2,260,000	02/09/2025
2	7 Church St SOUTH MELBOURNE 3205	\$2,030,000	04/06/2025
3	4/230 Ferrars St SOUTH MELBOURNE 3205	\$2,000,000	24/05/2025

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: 03/10/2025 12:19



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2025: \$1,565,000

Comparable Properties



7 Merton St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$2,260,000

Method: Auction Sale

Date: 02/09/2025

Property Type: House (Res)



7 Church St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 1

Price: \$2,030,000

Method: Private Sale

Date: 04/06/2025

Property Type: House

Land Size: 89 sqm approx



4/230 Ferrars St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999