

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 27 Cobden Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,817,500 Property Type House Suburb South Melbourne

Period - From 01/10/2024 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	102 Cobden St SOUTH MELBOURNE 3205	\$1,150,000	17/01/2025
2	10 Law St SOUTH MELBOURNE 3205	\$1,030,000	21/09/2024
3	316 Bank St SOUTH MELBOURNE 3205	\$1,032,500	18/09/2024

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: 14/02/2025 14:05



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Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2024: \$1,817,500

Comparable Properties



102 Cobden St SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)

2 1 1

Price: \$1,150,000

Method: Private Sale

Date: 17/01/2025

Property Type: House



10 Law St SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,030,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 99 sqm approx



316 Bank St SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,032,500

Method: Private Sale

Date: 18/09/2024

Property Type: House

Land Size: 103 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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