

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 240 Montague Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,555,000 Property Type House Suburb South Melbourne

Period - From 26/04/2023 to 25/04/2024 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	48 Glover St SOUTH MELBOURNE 3205	\$1,450,000	22/03/2024
2	427 Dorcas St SOUTH MELBOURNE 3205	\$1,423,000	06/04/2024
3	4 Madden St ALBERT PARK 3206	\$1,400,000	29/10/2023

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: 26/04/2024 13:57



3
 1
 Lock up Garage

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 26/04/2023 - 25/04/2024: \$1,555,000

Rooms: 6
Property Type: House
Land Size: 192 sqm approx
[Agent Comments](#)

Comparable Properties



48 Glover St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

2
 2
 1

Price: \$1,450,000
Method: Private Sale
Date: 22/03/2024
Property Type: House



427 Dorcas St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

2
 1
 1

Price: \$1,423,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 218 sqm approx



4 Madden St ALBERT PARK 3206 (REI/VG) [Agent Comments](#)

2
 1
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Price: \$1,400,000
Method: Sold Before Auction
Date: 29/10/2023
Property Type: House (Res)
Land Size: 153 sqm approx

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455