## 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	461 Coventry Street, South Melbourne Vic 3205
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$1,700,000

### Median sale price

Median price \$1	,535,000	Prop	erty Type	House		Suburb	South Melbourne
Period - From 07	7/03/2024 to	:o 0	06/03/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	163 Evans St PORT MELBOURNE 3207	\$1,710,000	14/11/2024
2	27 Richardson St ALBERT PARK 3206	\$1,685,000	23/09/2024
3	62 Hambleton St MIDDLE PARK 3206	\$1,820,000	07/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/03/2025 09:15













Property Type: House **Agent Comments** 

**Indicative Selling Price** \$1,700,000 **Median House Price** 07/03/2024 - 06/03/2025: \$1,535,000

# Comparable Properties



163 Evans St PORT MELBOURNE 3207 (REI/VG)





Price: \$1,710,000 Method: Private Sale Date: 14/11/2024 Property Type: House Land Size: 129 sqm approx

27 Richardson St ALBERT PARK 3206 (REI/VG)





Price: \$1,685,000 Method: Private Sale Date: 23/09/2024 Property Type: House Land Size: 156 sqm approx **Agent Comments** 

**Agent Comments** 



62 Hambleton St MIDDLE PARK 3206 (REI/VG)



Price: \$1,820,000 Method: Auction Sale Date: 07/09/2024

Property Type: House (Res) Land Size: 132 sqm approx **Agent Comments** 

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