

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 44 Iffla Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,860,000 & \$1,920,000

Median sale price

Median price \$1,348,000 Property Type House Suburb South Melbourne

Period - From 01/07/2024 to 30/09/2024 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	166 Mills St ALBERT PARK 3206	\$2,020,000	14/11/2024
2	42 Kerferd Rd ALBERT PARK 3206	\$2,000,000	26/10/2024
3	175 Richardson St MIDDLE PARK 3206	\$1,840,000	25/10/2024

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: 02/12/2024 10:10



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,860,000 - \$1,920,000

Median House Price

September quarter 2024: \$1,348,000

Comparable Properties



166 Mills St ALBERT PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$2,020,000

Method: Auction Sale

Date: 14/11/2024

Property Type: House (Res)

Land Size: 215 sqm approx



42 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$2,000,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 203 sqm approx



175 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$1,840,000

Method: Private Sale

Date: 25/10/2024

Property Type: House

Account - BigginScott | P: 03 9426 4000