

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 30 Glover Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$2,060,000 Property Type House Suburb South Melbourne

Period - From 01/10/2025 to 31/12/2025 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	47 Greig St ALBERT PARK 3206	\$2,280,000	17/01/2026
2	44 Herbert St ALBERT PARK 3206	\$2,485,000	06/12/2025
3	31 Glover St SOUTH MELBOURNE 3205	\$2,142,000	03/12/2025

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: 04/02/2026 12:09



Property Type:
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,350,000
Median House Price
December quarter 2025: \$2,060,000

Comparable Properties



47 Greig St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,280,000
Method: Private Sale
Date: 17/01/2026
Property Type: House (Res)



44 Herbert St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,485,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)



31 Glover St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$2,142,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500



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