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

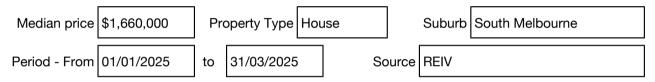
65 Cobden Street, South Melbourne Vic 3205

Indicative selling price

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Single price \$1,180,000

Median sale price



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	27 Cobden St SOUTH MELBOURNE 3205	\$1,070,100	23/03/2025
2	35 Cobden St SOUTH MELBOURNE 3205	\$1,175,000	18/03/2025
3	206 Napier St SOUTH MELBOURNE 3205	\$1,200,000	05/02/2025

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:

31/05/2025 16:40







Property Type: House Agent Comments

Indicative Selling Price \$1,180,000 Median House Price March quarter 2025: \$1,660,000

Comparable Properties

27 Cobden St SOUTH MELBOURNE 3205 (REI/VG) 2 1 2 - Price: \$1,070,100 Method: Auction Sale Date: 23/03/2025 Property Type: House (Res) Land Size: 111 sqm approx	Agent Comments
35 Cobden St SOUTH MELBOURNE 3205 (REI/VG) Image: 1 Image: 1 Price: \$1,175,000 Method: Private Sale Date: 18/03/2025 Property Type: House Land Size: 98 sqm approx	Agent Comments
206 Napier St SOUTH MELBOURNE 3205 (REI/VG) 2 1 2 - Price: \$1,200,000 Method: Private Sale Date: 05/02/2025 Property Type: House Land Size: 88 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8644 5500



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