

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

190 Ferrars Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$1,190,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb South Melbourne

Period - From 01/01/2025

to 31/03/2025

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	62 Raglan St SOUTH MELBOURNE 3205	\$1,201,000	01/03/2025
2	206 Napier St SOUTH MELBOURNE 3205	\$1,200,000	05/02/2025
3	1/238 Ferrars St SOUTH MELBOURNE 3205	\$1,120,000	31/12/2024

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:

07/04/2025 15:46



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Property Type: House (Res)
Land Size: 170 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,190,000
Median House Price
 March quarter 2025: \$1,660,000

Comparable Properties



62 Raglan St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$1,201,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House
Land Size: 107 sqm approx



206 Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,200,000
Method: Private Sale
Date: 05/02/2025
Property Type: House



1/238 Ferrars St SOUTH MELBOURNE 3205 (VG)

Agent Comments

2 - -

Price: \$1,120,000
Method: Sale
Date: 31/12/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Cayzer | P: 03 9699 5999



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