

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 86 Pickles Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$1,480,000

Median sale price

Median price \$1,900,000 Property Type House Suburb South Melbourne

Period - From 01/10/2023 to 31/12/2023 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	151 Market St SOUTH MELBOURNE 3205	\$1,495,000	13/12/2023
2	32 Brooke St ALBERT PARK 3206	\$1,480,000	08/02/2024
3	294 Moray St SOUTH MELBOURNE 3205	\$1,460,000	28/11/2023

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:

06/04/2024 15:06



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,480,000

Median House Price

December quarter 2023: \$1,900,000

Comparable Properties



151 Market St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 -

Price: \$1,495,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 98 sqm approx



32 Brooke St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,480,000

Method: Sold Before Auction

Date: 08/02/2024

Property Type: House (Res)

Land Size: 65 sqm approx



294 Moray St SOUTH MELBOURNE 3205 (VG)

Agent Comments

2 - -

Price: \$1,460,000

Method: Sale

Date: 28/11/2023

Property Type: House - Attached House N.E.C.

Land Size: 102 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393