

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, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,075,000

&

\$1,180,000

Median sale price

Median price \$2,302,500

Property Type House

Suburb Albert Park

Period - From 01/10/2024

to 31/12/2024

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	1/238 Ferrars St SOUTH MELBOURNE 3205	\$1,120,000	31/12/2024
2	62 Raglan St SOUTH MELBOURNE 3205	\$1,201,000	01/03/2025
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:

12/03/2025 14:48



2 1 1

Rooms: 4
Property Type: House
Land Size: 170 sqm approx

Agent Comments

Positioned directly opposite South Melbourne Market and on the door step of the CBD, this brick residence offers an outstanding opportunity to move in and enjoy now with the option to renovate / extend later (STCA).

Indicative Selling Price
\$1,075,000 - \$1,180,000

Median House Price
December quarter 2024: \$2,302,500

Comparable Properties



1/238 Ferrars St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 - -

Price: \$1,120,000
Method: Sale
Date: 31/12/2024
Property Type: Townhouse (Single)



62 Raglan St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,201,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House



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