

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

1 Lyell Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,670,000

Property Type House

Suburb South Melbourne

Period - From 01/01/2023

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	25 Little Lyell St SOUTH MELBOURNE 3205	\$1,280,000	12/09/2023
2	11 Emerald St SOUTH MELBOURNE 3205	\$1,230,000	11/11/2023
3			

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:

30/01/2024 14:58



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2023: \$1,670,000

Comparable Properties



25 Little Lyell St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 1

Price: \$1,280,000

Method: Private Sale

Date: 12/09/2023

Property Type: House

Land Size: 99 sqm approx



11 Emerald St SOUTH MELBOURNE 3205
(REI)

Agent Comments

2 2 2

Price: \$1,230,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)

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.