

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

198 Park Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,667,500

Property Type

House

Suburb

South Melbourne

Period - From

01/07/2025

to

30/06/2026

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	191 Montague St SOUTH MELBOURNE 3205	\$1,500,000	30/05/2026
2	351 Moray St SOUTH MELBOURNE 3205	\$1,212,000	24/05/2026
3	402 Park St SOUTH MELBOURNE 3205	\$1,500,000	15/05/2026

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:

15/07/2026 15:14



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Property Type: Strata Unit/Flat

Land Size: 195 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2026: \$1,667,500

Comparable Properties

191 Montague St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3
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Price: \$1,500,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



351 Moray St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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 2

Price: \$1,212,000

Method: Auction Sale

Date: 24/05/2026

Property Type: House (Res)



402 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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 1

Price: \$1,500,000

Method: Private Sale

Date: 15/05/2026

Property Type: House

Account - Marshall White | P: 03 9822 9999