

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

151 Market 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

\$1,730,000

 Property Type

House

 Suburb

South Melbourne

Period - From

01/10/2022

 to

30/09/2023

 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	252 Esplanade East PORT MELBOURNE 3207	\$1,552,000	11/09/2023
2	142 Napier St SOUTH MELBOURNE 3205	\$1,490,000	08/07/2023
3	26 Brooke St ALBERT PARK 3206	\$1,405,000	08/06/2023

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:

08/11/2023 14:47



 2
  2
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Rooms: 3
Property Type: House (Res)
Land Size: 105 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 Year ending September 2023: \$1,730,000

Comparable Properties



252 Esplanade East PORT MELBOURNE 3207 (REI) Agent Comments

 2
  1
  -

Price: \$1,552,000
Method: Sold Before Auction
Date: 11/09/2023
Property Type: House (Res)
Land Size: 143 sqm approx



142 Napier St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

 2
  1
  -

Price: \$1,490,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)



26 Brooke St ALBERT PARK 3206 (REI/VG) Agent Comments

 2
  1
  -

Price: \$1,405,000
Method: Private Sale
Date: 08/06/2023
Property Type: House (Res)
Land Size: 91 sqm approx

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