

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

114 Palmerston Crescent, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,100,000

 &

\$1,200,000

Median sale price

Median price

\$2,060,000

 Property Type

House

 Suburb

South Melbourne

Period - From

01/10/2025

 to

31/12/2025

 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	118 Palmerston Cr SOUTH MELBOURNE 3205	\$1,400,000	11/01/2026
2	12 Little Tribe St SOUTH MELBOURNE 3205	\$1,225,000	29/11/2025
3	124 Heath St PORT MELBOURNE 3207	\$1,200,000	10/08/2025

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:

04/02/2026 11:37



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2025: \$2,060,000

Comparable Properties



118 Palmerston Cr SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$1,400,000

Method: Private Sale

Date: 11/01/2026

Property Type: House



12 Little Tribe St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,225,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 120 sqm approx



124 Heath St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$1,200,000

Method: Private Sale

Date: 10/08/2025

Property Type: House

Land Size: 91 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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