

## 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  
1712/39 Coventry Street, South Melbourne Vic 3205

#### Indicative selling price

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

Range between \$510,000 & \$530,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$580,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">South Melbourne</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	308/79 Market St SOUTH MELBOURNE 3205	\$530,000	12/12/2025
2	2514/50 Albert Rd SOUTH MELBOURNE 3205	\$510,000	13/11/2025
3	603/97 Palmerston Cr SOUTH MELBOURNE 3205	\$525,000	11/08/2025

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:

19/01/2026 15:16



**Property Type:** apartment

Agent Comments

**Indicative Selling Price**

\$510,000 - \$530,000

**Median Unit Price**

December quarter 2025: \$580,000

## Comparable Properties



**308/79 Market St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 12/12/2025

**Property Type:** Apartment

**Land Size:** 64 sqm approx

**2514/50 Albert Rd SOUTH MELBOURNE 3205 (VG)**

Agent Comments



**Price:** \$510,000

**Method:** Sale

**Date:** 13/11/2025

**Property Type:** Subdivided Flat - Single OYO Flat



**603/97 Palmerston Cr SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments



**Price:** \$525,000

**Method:** Private Sale

**Date:** 11/08/2025

**Property Type:** Apartment

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