

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$580,000 Property Type Unit 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	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



2 1 1

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

2 1 1

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

2 - -

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

2 1 2

Price: \$525,000

Method: Private Sale

Date: 11/08/2025

Property Type: Apartment

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