

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 815/52 Park Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$470,000

Median sale price

Median price \$593,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2025 to 31/03/2026 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	306/221 Sturt St SOUTHBANK 3006	\$480,000	01/12/2025
2	1602/283 City Rd SOUTHBANK 3006	\$475,000	19/11/2025
3	1309/470 St Kilda Rd MELBOURNE 3004	\$470,000	12/11/2025

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: 29/04/2026 15:29



2 1 1

Property Type: Apartment
Land Size: 57 sqm approx
Agent Comments

Indicative Selling Price
\$470,000
Median Unit Price
Year ending March 2026: \$593,000

Comparable Properties

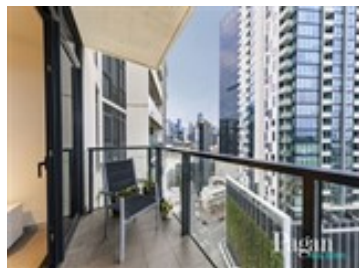


306/221 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 01/12/2025
Property Type: Apartment



1602/283 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 1 -

Price: \$475,000
Method: Private Sale
Date: 19/11/2025
Property Type: Apartment



1309/470 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

2 - -

Price: \$470,000
Method: Sale
Date: 12/11/2025
Property Type: Subdivided Flat - Single OYO Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951