

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

20 Dow Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,667,500

Property Type

House

Suburb

South Melbourne

Period - From

01/07/2025

to

30/06/2026

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	51 Iffla St SOUTH MELBOURNE 3205	\$1,230,000	13/06/2026
2	105 Cobden St SOUTH MELBOURNE 3205	\$1,200,000	30/05/2026
3	114 Palmerston Cr SOUTH MELBOURNE 3205	\$1,255,000	26/02/2026

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:

26/08/2026 16:50



Property Type: House (Previously Occupied - Detached)
Land Size: 110 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending June 2026: \$1,667,500

Comparable Properties



51 Iffla St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,230,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 160 sqm approx



105 Cobden St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 88 sqm approx



114 Palmerston Cr SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,255,000
Method: Auction Sale
Date: 26/02/2026
Property Type: House (Res)
Land Size: 126 sqm approx

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