

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

270 Ferrars Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$1,150,000

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	378 Ross St PORT MELBOURNE 3207	\$1,170,000	12/06/2026
2	200 Heath St PORT MELBOURNE 3207	\$1,112,500	07/03/2026
3			

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:

08/07/2026 13:15



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Property Type: House (Res)

Land Size: 83 sqm approx

Agent Comments

Comparable Properties



378 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

 2  1  1

Price: \$1,170,000

Method: Private Sale

Date: 12/06/2026

Property Type: House



200 Heath St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,112,500

Method: Private Sale

Date: 07/03/2026

Property Type: House

Land Size: 153 sqm approx

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.