

# 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

3 Dow 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 \$1,600,000 & \$1,760,000

### Median sale price

Median price \$1,621,500 Property Type House Suburb South Melbourne

Period - From 01/04/2023 to 31/03/2024 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	40 Cobden St SOUTH MELBOURNE 3205	\$1,830,000	23/03/2024
2	42 Cobden St SOUTH MELBOURNE 3205	\$1,720,000	17/02/2024
3	138 Park St SOUTH MELBOURNE 3205	\$1,720,000	18/11/2023

**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:

27/05/2024 11:13



3 2 1

**Property Type:** Townhouse  
**Land Size:** 177 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
Year ending March 2024: \$1,621,500

## Comparable Properties



**40 Cobden St SOUTH MELBOURNE 3205**  
(REI/VG)

**Agent Comments**

3 2 1

**Price:** \$1,830,000  
**Method:** Sold Before Auction  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 145 sqm approx



**42 Cobden St SOUTH MELBOURNE 3205**  
(REI/VG)

**Agent Comments**

3 2 2

**Price:** \$1,720,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 141 sqm approx



**138 Park St SOUTH MELBOURNE 3205**  
(REI/VG)

**Agent Comments**

3 3 -

**Price:** \$1,720,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 146 sqm approx

**Account - Cayzer** | P: 03 9699 5999



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