

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

306/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

506/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205	\$550,000	30-Dec-25
705/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205	\$575,000	14-Nov-25
605/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205	\$565,000	13-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 07 May 2026



506/74-76 EASTERN ROAD SOUTH Sold Price **\$550,000** Sold Date **30-Dec-25**
MELBOURNE VIC 3205

2 1 1

Distance **0km**



705/74-76 EASTERN ROAD SOUTH Sold Price **\$575,000** Sold Date **14-Nov-25**
MELBOURNE VIC 3205

1 1 1

Distance **0km**



605/74-76 EASTERN ROAD SOUTH Sold Price **\$565,000** Sold Date **13-Nov-25**
MELBOURNE VIC 3205

1 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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