

# 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

401/201 Ferrars 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 \$2,100,000

&

\$2,300,000

### Median sale price

Median price \$585,000

Property Type Unit

Suburb South Melbourne

Period - From 01/01/2025

to 31/03/2025

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	G01/142 Park St SOUTH MELBOURNE 3205	\$2,200,000	31/03/2025
2			
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:

14/04/2025 15:31



3 2 2

Property Type: APT  
Agent Comments

Indicative Selling Price  
\$2,100,000 - \$2,300,000  
Median Unit Price  
March quarter 2025: \$585,000

## Comparable Properties



G01/142 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 3 2

Price: \$2,200,000  
Method: Private Sale  
Date: 31/03/2025  
Property Type: Apartment

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.