

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 48 Bridport Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,950,000 & \$3,150,000

Median sale price

Median price \$1,830,000 Property Type House Suburb South Melbourne

Period - From 01/01/2024 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	47 Merton St ALBERT PARK 3206	\$3,200,000	08/05/2024
2	162 Nelson Rd SOUTH MELBOURNE 3205	\$3,155,000	22/02/2024
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.

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Indicative Selling Price

\$2,950,000 - \$3,150,000

Median House Price

March quarter 2024: \$1,830,000



Property Type: House

Agent Comments

Comparable Properties



47 Merton St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$3,200,000

Method: Sold Before Auction

Date: 08/05/2024

Property Type: House (Res)

Land Size: 200 sqm approx



162 Nelson Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$3,155,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: House (Res)

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.

Account - Whitefox Real Estate | P: 96459699



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