

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 56 Mountain Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,900,000 Property Type House Suburb South Melbourne

Period - From 01/10/2023 to 31/12/2023 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	25 Carter St ALBERT PARK 3206	\$1,730,000	16/03/2024
2	52 Raglan St SOUTH MELBOURNE 3205	\$1,630,000	27/09/2023
3	59 Spring St.E PORT MELBOURNE 3207	\$1,530,000	08/12/2023

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: 19/03/2024 13:36



 3  2  0

Rooms: 6

Property Type: House (Res)

Land Size: 127 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2023: \$1,900,000

Comparable Properties



25 Carter St ALBERT PARK 3206 (REI)

Agent Comments

 3  2  -

Price: \$1,730,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House



52 Raglan St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

Weatherboard, smaller land

 3  2  -

Price: \$1,630,000

Method: Private Sale

Date: 27/09/2023

Property Type: House (Res)

Land Size: 100 sqm approx



59 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments

Less favourable position

 3  2  -

Price: \$1,530,000

Method: Private Sale

Date: 08/12/2023

Property Type: House