

# 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

4/230 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 \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb South Melbourne

Period - From 30/04/2024

to

29/04/2025

Source Property Data

### 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	7 Little Tribe St SOUTH MELBOURNE 3205	\$2,125,000	22/02/2025
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:

30/04/2025 15:18



2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

30/04/2024 - 29/04/2025: \$1,550,000

## Comparable Properties



**7 Little Tribe St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$2,125,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)

**Land Size:** 130 sqm approx

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.