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	28 Ferrars Place, South Melbourne Vic 3205

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $1,592,500 Property Type House Suburb South Melbourne

Period - From 25/11/2024 to 24/11/2025 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	33 Lyell St SOUTH MELBOURNE 3205	$2,060,000	14/11/2025
2	8 James Service Pl SOUTH MELBOURNE 3205	$1,787,000	20/10/2025
3	9 Herbert St ALBERT PARK 3206	$2,100,000	11/10/2025

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: 25/11/2025 08:26

28 Ferrars Place, South Melbourne Vic 3205



Property Type:
Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median House Price
25/11/2024 - 24/11/2025: $1,592,500

Comparable Properties



33 Lyell St SOUTH MELBOURNE 3205 (REI)

3 | 1 | 1

Price: $2,060,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House

Agent Comments



8 James Service Pl SOUTH MELBOURNE 3205 (REI)

3 | 1 | -

Price: $1,787,000
Method: Sold Before Auction
Date: 20/10/2025
Property Type: House (Res)
Land Size: 178 sqm approx

Agent Comments



9 Herbert St ALBERT PARK 3206 (REI)

3 | 2 | 1

Price: $2,100,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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