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	113 Park Street, South Melbourne Vic 3205

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $600,000 Property Type Unit Suburb South Melbourne

Period - From 13/08/2024 to 12/08/2025 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	125 Park St SOUTH MELBOURNE 3205	$680,000	01/08/2025
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: 13/08/2025 14:36

113 Park Street, South Melbourne Vic 3205



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
13/08/2024 - 12/08/2025: $600,000

Comparable Properties

125 Park St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $680,000
Method:
Date: 01/08/2025
Property Type: Apartment

Agent Comments

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 - Belle Property Albert Park | P: (03) 9690 5366 | F: (03) 9696 1151

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