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	86 Pickles Street, South Melbourne Vic 3205

Indicative selling price

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

Single price $1,425,000

Median sale price

Median price $1,621,500 Property Type House Suburb South Melbourne

Period - From 01/04/2023 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	140 Napier St SOUTH MELBOURNE 3205	$1,500,000	08/04/2024
2	151 Market St SOUTH MELBOURNE 3205	$1,495,000	13/12/2023
3	32 Brooke St ALBERT PARK 3206	$1,480,000	08/02/2024

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: 09/05/2024 09:04

86 Pickles Street, South Melbourne Vic 3205



2 2 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,425,000
Median House Price
Year ending March 2024: $1,621,500

Comparable Properties



140 Napier St SOUTH MELBOURNE 3205 (REI)

3 1 -

Price: $1,500,000
Method: Private Sale
Date: 08/04/2024
Property Type: House

Agent Comments



151 Market St SOUTH MELBOURNE 3205 (REI/VG)

2 2 -

Price: $1,495,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 98 sqm approx

Agent Comments



32 Brooke St ALBERT PARK 3206 (REI/VG)

2 1 -

Price: $1,480,000
Method: Sold Before Auction
Date: 08/02/2024
Property Type: House (Res)
Land Size: 65 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393

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