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	55/1 Sandilands Street, South Melbourne Vic 3205

Indicative selling price

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

Range between $950,000 & $980,000

Median sale price

Median price $630,000 Property Type Unit 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	20/284 Dorcas St SOUTH MELBOURNE 3205	$1,000,000	26/02/2024
2	507/21 Thistlethwaite St SOUTH MELBOURNE 3205	$970,000	13/12/2023
3	313/499 St Kilda Rd MELBOURNE 3004	$955,000	06/12/2023

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: 26/04/2024 10:07

55/1 Sandilands Street, South Melbourne Vic 3205



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000 - $980,000
Median Unit Price
Year ending March 2024: $630,000

Comparable Properties



20/284 Dorcas St SOUTH MELBOURNE 3205 (REI)

2 2 1

Price: $1,000,000
Method: Private Sale
Date: 26/02/2024
Property Type: Apartment

Agent Comments



507/21 Thistlethwaite St SOUTH MELBOURNE 3205 (REI/VG)

2 2 1

Price: $970,000
Method: Private Sale
Date: 13/12/2023
Property Type: Apartment

Agent Comments



313/499 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Price: $955,000
Method: Private Sale
Date: 06/12/2023
Property Type: Apartment

Agent Comments

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

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