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	128 Pickles Street, South Melbourne Vic 3205

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,565,000 Property Type House Suburb South Melbourne

Period - From 01/10/2023 to 30/09/2024 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	246 Moray St SOUTH MELBOURNE 3205	$1,550,000	23/09/2024
2	250 Richardson St MIDDLE PARK 3206	$1,650,000	21/09/2024
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: 06/12/2024 10:10

128 Pickles Street, South Melbourne Vic 3205



3 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending September 2024: $1,565,000

Comparable Properties



246 Moray St SOUTH MELBOURNE 3205 (REI/VG)

3 2 2

Price: $1,550,000
Method: Private Sale
Date: 23/09/2024
Property Type: House (Res)
Land Size: 88 sqm approx

Agent Comments



250 Richardson St MIDDLE PARK 3206 (REI/VG)

2 1 -

Price: $1,650,000
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 158 sqm approx

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 - Marshall White | P: 03 9822 9999

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