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	252 Ferrars Street, South Melbourne Vic 3205

Indicative selling price

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

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

Median sale price

Median price $1,660,000 Property Type House Suburb South Melbourne

Period - From 01/01/2025 to 31/03/2025 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	27 Cobden St SOUTH MELBOURNE 3205	$1,070,100	23/03/2025
2	122 Ingles St PORT MELBOURNE 3207	$1,085,000	15/03/2025
3	35 Iffla St SOUTH MELBOURNE 3205	$1,050,000	29/01/2025

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: 23/06/2025 15:04

252 Ferrars Street, South Melbourne Vic 3205



2 2 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $1,660,000

Comparable Properties



27 Cobden St SOUTH MELBOURNE 3205 (REI/VG)

2 1 -

Price: $1,070,100
Method: Auction Sale
Date: 23/03/2025
Property Type: House (Res)
Land Size: 111 sqm approx

Agent Comments



122 Ingles St PORT MELBOURNE 3207 (VG)

2 - -

Price: $1,085,000
Method: Sale
Date: 15/03/2025
Property Type: House - Attached House N.E.C.
Land Size: 127 sqm approx

Agent Comments



35 Iffla St SOUTH MELBOURNE 3205 (VG)

2 - -

Price: $1,050,000
Method: Sale
Date: 29/01/2025
Property Type: House - Attached House N.E.C.
Land Size: 109 sqm approx

Agent Comments

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222

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