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	503/97 Palmerston Crescent, South Melbourne Vic 3205

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $586,000 Property Type Unit Suburb South Melbourne

Period - From 01/05/2024 to 30/04/2025 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	1604/50 Albert Rd SOUTH MELBOURNE 3205	$530,000	31/03/2025
2	512/39 Coventry St SOUTHBANK 3006	$525,000	16/01/2025
3	614/12 Queens Rd MELBOURNE 3004	$525,000	02/12/2024

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: 01/05/2025 11:04

Thomson:



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
01/05/2024 - 30/04/2025: $586,000

Comparable Properties



1604/50 Albert Rd SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 31/03/2025
Rooms: 4
Property Type: Apartment

Agent Comments



512/39 Coventry St SOUTHBANK 3006 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 16/01/2025
Property Type: Apartment

Agent Comments



614/12 Queens Rd MELBOURNE 3004 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 02/12/2024
Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693

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