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	1103/28 Bank Street, 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 $585,000 Property Type Unit 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	1215/52 Park St SOUTH MELBOURNE 3205	$460,000	03/06/2025
2	226/85 Market St SOUTH MELBOURNE 3205	$565,000	25/05/2025
3	307/167 Gladstone St SOUTH MELBOURNE 3205	$540,000	24/04/2025

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: 04/06/2025 13:56

1103/28 Bank Street, South Melbourne Vic 3205



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
March quarter 2025: $585,000

Comparable Properties



1215/52 Park St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $460,000
Method: Private Sale
Date: 03/06/2025
Property Type: Apartment

Agent Comments



226/85 Market St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $565,000
Method: Private Sale
Date: 25/05/2025
Property Type: Apartment

Agent Comments



307/167 Gladstone St SOUTH MELBOURNE 3205 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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