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	41 Tribe Street, South Melbourne Vic 3205

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,550,000 Property Type House Suburb South Melbourne

Period - From 25/06/2024 to 24/06/2025 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	343 Park St SOUTH MELBOURNE 3205	$1,351,000	14/05/2025
2	345 Park St SOUTH MELBOURNE 3205	$1,230,000	16/04/2025
3	102 Cobden St SOUTH MELBOURNE 3205	$1,150,000	17/01/2025

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: 25/06/2025 15:39

41 Tribe Street, South Melbourne Vic 3205



2 1 0

Property Type: House
Land Size: 140 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
25/06/2024 - 24/06/2025: $1,550,000

Comparable Properties



343 Park St SOUTH MELBOURNE 3205 (REI)

2 1 -

Price: $1,351,000
Method: Private Sale
Date: 14/05/2025
Property Type: House

Agent Comments



345 Park St SOUTH MELBOURNE 3205 (VG)

2 - -

Price: $1,230,000
Method: Sale
Date: 16/04/2025
Property Type: House - Attached House N.E.C.
Land Size: 124 sqm approx

Agent Comments



102 Cobden St SOUTH MELBOURNE 3205 (REI/VG)

2 1 1

Price: $1,150,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 113 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

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