Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	76/88 Park Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Single price \$628,000

Median sale price

Median price	\$630,000	Pro	pperty Type Ui	nit		Suburb	South Melbourne
Period - From	01/07/2025	to	30/09/2025	s	ource	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

	aress of comparable property	1 1100	Date of Sale
1	1003/50 Albert Rd SOUTH MELBOURNE 3205	\$625,000	02/08/2025
2	39/88 Park St SOUTH MELBOURNE 3205	\$618,800	20/06/2025
3	35/69 Dorcas St SOUTH MELBOURNE 3205	\$630,000	30/05/2025

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:	19/11/2025 11:23



Date of sale











Property Type: Apartment **Agent Comments**

Indicative Selling Price \$628,000 **Median Unit Price**

September quarter 2025: \$630,000

Built in around 1997 Body Corporate fee is approximately \$6200 per year Council rate approx.\$1422

Comparable Properties

1003/50 Albert Rd SOUTH MELBOURNE 3205 (VG)





Agent Comments

Price: \$625,000 Method: Sale Date: 02/08/2025

Property Type: Subdivided Flat - Single OYO Flat

39/88 Park St SOUTH MELBOURNE 3205 (VG)







Agent Comments

Price: \$618,800 Method: Sale

Date: 20/06/2025

Property Type: Subdivided Flat - Single OYO Flat

35/69 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)







Agent Comments

Price: \$630,000 Method: Private Sale Date: 30/05/2025

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707





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