

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

76/88 Park Street, South Melbourne Vic 3205

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

Property Type Unit

Suburb South Melbourne

Period - From 01/07/2025

to 30/09/2025

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	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



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Property Type: Apartment

Agent Comments

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

Indicative Selling Price

\$628,000

Median Unit Price

September quarter 2025: \$630,000

Comparable Properties

1003/50 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

 2
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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

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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

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  1

Price: \$630,000

Method: Private Sale

Date: 30/05/2025

Property Type: Apartment

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