

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

906/52 PARK STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

1203/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$340,000	11-Apr-25
907/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$300,000	24-Jul-25
309/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$283,000	04-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 29 September 2025



**1203/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$340,000** Sold Date **11-Apr-25**

Distance **0km**



**907/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$300,000** Sold Date **24-Jul-25**

Distance **0km**



**309/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$283,000** Sold Date **04-Apr-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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