

# 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 329/85 Market Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$600,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb South Melbourne

Period - From 30/01/2025 to 29/01/2026 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	243/88 Kavanagh St SOUTHBANK 3006	\$595,000	10/12/2025
2	809/85 Market St SOUTH MELBOURNE 3205	\$610,777	18/10/2025
3	215/450 St Kilda Rd MELBOURNE 3004	\$585,000	09/10/2025

**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: 30/01/2026 11:33

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2 2 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$600,000

**Median Unit Price**

30/01/2025 - 29/01/2026: \$600,000

## Comparable Properties



**243/88 Kavanagh St SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 10/12/2025

**Property Type:** Apartment



**809/85 Market St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$610,777

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** Apartment

**Land Size:** 90 sqm approx



**215/450 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** Apartment

**Account - Jellis Craig | Chisholm & Gamon Port Melbourne | P: 03 9646 4444**