

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

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb
 Period - From to Source

Comparable property sales

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
304/24 Cobden St NORTH MELBOURNE 3051	\$705,000.00	15/12/2025
6/39 Bouverie St CARLTON 3053	\$710,000.00	28/10/2025
1/112 Dodds St SOUTHBANK 3006	\$715,000.00	23/09/2025

This Statement of Information was prepared on: