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 | 38 Raglan Street, South Melbourne Vic 3205 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$2,400,000 | & | \$2,600,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$1,542,500 | Pro | perty Type H | ouse | | Suburb | South Melbourne |
|---------------|-------------|-----|--------------|------|------|----------|-----------------|
| Period - From | 17/07/2024 | to | 16/07/2025 | So | urce | Property | v 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

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1 | 161 Neville St MIDDLE PARK 3206 | \$2,350,000 | 04/07/2025 |
| 2 | 247 Richardson St MIDDLE PARK 3206 | \$2,700,000 | 24/04/2025 |
| 3 | 122 Page St ALBERT PARK 3206 | \$2,680,000 | 22/03/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 17/07/2025 15:21 |
|--|------------------|











Property Type: House **Agent Comments**

Indicative Selling Price \$2,400,000 - \$2,600,000 **Median House Price** 17/07/2024 - 16/07/2025: \$1,542,500

Comparable Properties



161 Neville St MIDDLE PARK 3206 (REI)

Price: \$2,350,000 Method: Private Sale Date: 04/07/2025 **Property Type:** House **Agent Comments**



247 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

Price: \$2,700,000 Method: Private Sale Date: 24/04/2025 Property Type: House Land Size: 202 sqm approx



122 Page St ALBERT PARK 3206 (REI)

Price: \$2,680,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res)

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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