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

504/274 Coventry Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$865,000		&		\$895,000			
Median sale p	rice							
Median price	\$581,000	Pro	operty Type	Unit			Suburb	South Melbourne
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	706/51 Thistlethwaite St SOUTH MELBOURNE 3205	\$915,000	14/03/2025
2	1704/9 Power St SOUTHBANK 3006	\$935,000	28/02/2025
3	1101/8 Kavanagh St SOUTHBANK 3006	\$946,800	19/02/2025

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:

09/07/2025 14:14



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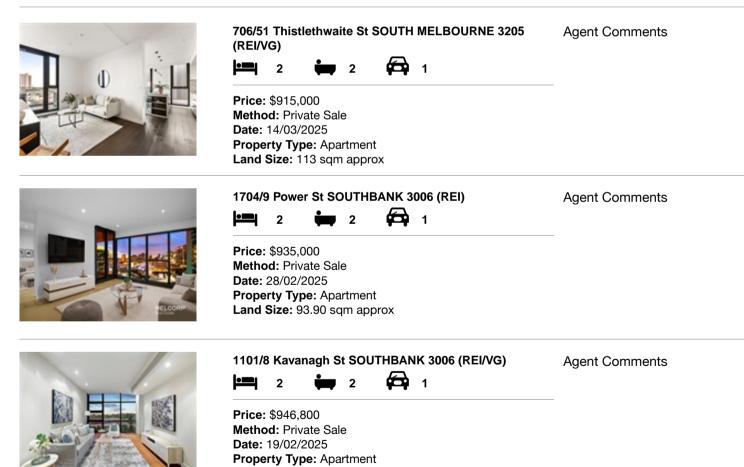


Property Type: Apartment Agent Comments

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> Indicative Selling Price \$865,000 - \$895,000 Median Unit Price June quarter 2025: \$581,000

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



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