

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

603/97 Palmerston Crescent, South Melbourne Vic 3205

Indicative selling price

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

Range between \$499,500 & \$549,000

Median sale price

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

Period - From 08/07/2024 to 07/07/2025 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	1412/12 Queens Rd MELBOURNE 3004	\$515,000	20/05/2025
2	503/97 Palmerston Cr SOUTH MELBOURNE 3205	\$500,000	15/05/2025
3	1604/50 Albert Rd SOUTH MELBOURNE 3205	\$530,000	31/03/2025

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: 08/07/2025 14:20



2
 1
 2

Property Type: Apartment

Land Size: 58 sqm approx

Agent Comments

Indicative Selling Price

\$499,500 - \$549,000

Median Unit Price

08/07/2024 - 07/07/2025: \$600,000

Comparable Properties



1412/12 Queens Rd MELBOURNE 3004 (REI/VG)

2
 1
 1

Price: \$515,000

Method: Private Sale

Date: 20/05/2025

Property Type: Apartment

Agent Comments

Similar layout and proportions, this apartment also includes facilities: rooftop garden and Gym in the building.



503/97 Palmerston Cr SOUTH MELBOURNE 3205 (REI)

2
 1
 2

Price: \$500,000

Method: Private Sale

Date: 15/05/2025

Property Type: Apartment

Agent Comments

Recently sold in building, this unit has the same floorplan but inferior balcony space, inferior outlook, and inferior natural light.



1604/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

2
 1
 1

Price: \$530,000

Method: Private Sale

Date: 31/03/2025

Rooms: 4

Property Type: Apartment

Agent Comments

Nearby apartment with similar proportions, has inferior balcony space and inferior outlook.

Account - Thomson | P: 03 95098244 | F: 95009693



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