

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

412/52 PARK STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,070

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

409/39 PARK STREET SOUTH MELBOURNE VIC 3205	\$566,000	20-Jan-25
1108/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$500,000	01-Jan-25
702/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$450,000	12-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 17 June 2025

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409/39 PARK STREET SOUTH MELBOURNE VIC 3205

2 2 1

Sold Price **\$566,000** Sold Date **20-Jan-25**

Distance **0.08km**



1108/52 PARK STREET SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price **\$500,000** Sold Date **01-Jan-25**

Distance **0km**



702/52 PARK STREET SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price **\$450,000** Sold Date **12-Apr-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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