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	304/99 Palmerston Crescent, 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 \$350,000 & \$375,000	Range between	\$350,000	&	\$375,000
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Median sale price

Median price \$580,000	Property Type Ur	it	Suburb	South Melbourne
Period - From 01/07/2024	to 30/06/2025	Source	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	303/99 Palmerston Cr SOUTH MELBOURNE 3205	\$350,000	07/03/2025
2	G02/99 Palmerston Cr SOUTH MELBOURNE 3205	\$373,000	19/02/2025
3	507/75 Palmerston Cr SOUTH MELBOURNE 3205	\$370,000	23/01/2025

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:	21/07/2025 10:41



JellisCraig

Gerald Betts 03 8644 5500 0418 371 855 GeraldBetts@jelliscraig.com.au

Indicative Selling Price \$350,000 - \$375,000 **Median Unit Price** Year ending June 2025: \$580,000





Comparable Properties



303/99 Palmerston Cr SOUTH MELBOURNE 3205

(REI/VG)

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Price: \$350,000 Method: Private Sale Date: 07/03/2025

Property Type: Apartment

Agent Comments



G02/99 Palmerston Cr SOUTH MELBOURNE 3205 (REI)







Agent Comments

Agent Comments

Price: \$373,000 Method: Private Sale Date: 19/02/2025

Property Type: Apartment



507/75 Palmerston Cr SOUTH MELBOURNE 3205

(REI/VG)

بدیا





Price: \$370,000 Method: Private Sale Date: 23/01/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500





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