

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

607/97 Palmerston Crescent, South Melbourne Vic 3205

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$581,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2025 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	Price	Date of sale
1	909/25 Coventry St SOUTHBANK 3006	\$300,000	09/07/2025
2	912/470 St Kilda Rd MELBOURNE 3004	\$310,000	30/06/2025
3	509/555 St Kilda Rd MELBOURNE 3004	\$330,000	23/06/2025

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.~~

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Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
June quarter 2025: \$581,000



1 1 -

Property Type: Apartment
Agent Comments

Comparable Properties



909/25 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

1 1 -

Price: \$300,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment



912/470 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 -

Price: \$310,000
Method: Private Sale
Date: 30/06/2025
Property Type: Apartment



509/555 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 -

Price: \$330,000
Method: Private Sale
Date: 23/06/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500



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