

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

507/67-71 STEAD 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

\$330,000

&

\$363,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

304/99 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$335,500	21-Aug-25
G04/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$350,000	23-Jul-25
302/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205	\$400,000	31-Jul-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: 07 November 2025

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**304/99 PALMERSTON CRESCENT
SOUTH MELBOURNE VIC 3205**

Sold Price **\$335,500** Sold Date **21-Aug-25**

1 1 1

Distance **0.16km**



**G04/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

Sold Price **\$350,000** Sold Date **23-Jul-25**

1 1 -

Distance **0.95km**



**302/67-71 STEAD STREET SOUTH
MELBOURNE VIC 3205**

Sold Price **\$400,000** Sold Date **31-Jul-25**

1 1 1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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