

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

813/52 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

\$299,000

&

\$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jul 2025

to

30 Jun 2026

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

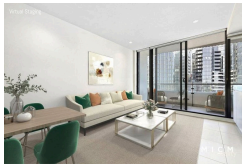
914/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$312,500	23-Apr-26
1106/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$320,000	22-Jan-26

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 July 2026

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914/52 PARK STREET SOUTH MELBOURNE VIC 3205

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Sold Price **\$312,500** Sold Date **23-Apr-26**

Distance **0km**



1106/52 PARK STREET SOUTH MELBOURNE VIC 3205

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Sold Price **\$320,000** Sold Date **22-Jan-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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