

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

808/52 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|--|-----------|-----------|
| 412/52 PARK STREET SOUTH MELBOURNE VIC 3205 | \$540,000 | 19-Sep-25 |
| 1305/52 PARK STREET SOUTH MELBOURNE VIC 3205 | \$535,000 | 02-Feb-26 |
| 1108/52 PARK STREET SOUTH MELBOURNE VIC 3205 | \$500,000 | 01-Jan-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: 26 March 2026

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**412/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price **\$540,000** Sold Date **19-Sep-25**

Distance **0km**

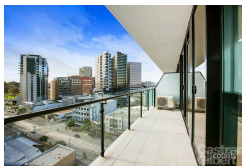


**1305/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price **\$535,000** Sold Date **02-Feb-26**

Distance **0km**



**1108/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

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

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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