

# 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

18 Tribe Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,540,000 Property Type House Suburb South Melbourne

Period - From 01/04/2024 to 30/06/2024 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	381 Park St SOUTH MELBOURNE 3205	\$1,300,000	14/08/2024
2	124 Park St SOUTH MELBOURNE 3205	\$1,325,000	09/08/2024
3	8 Little Ingles St PORT MELBOURNE 3207	\$1,350,000	01/03/2024

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.~~

This Statement of Information was prepared on:

28/08/2024 08:32



 3  1  0

**Rooms:** 6

**Property Type:** House

**Land Size:** 132.361 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

June quarter 2024: \$1,540,000

## Comparable Properties



**381 Park St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

 2  1  -

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 14/08/2024

**Property Type:** House



**124 Park St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 09/08/2024

**Property Type:** House



**8 Little Ingles St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** House

**Land Size:** 139 sqm approx

Account - Cayzer | P: 03 9699 5999