

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

5 Lyell Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,960,000 & \$2,150,000

Median sale price

Median price \$1,348,000 Property Type House Suburb South Melbourne

Period - From 01/07/2024 to 30/09/2024 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	204 Park St SOUTH MELBOURNE 3205	\$1,890,000	24/08/2024
2	16 Graham St ALBERT PARK 3206	\$2,350,000	30/05/2024
3	47 Cobden St SOUTH MELBOURNE 3205	\$1,500,000	26/10/2024

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:

06/11/2024 12:25

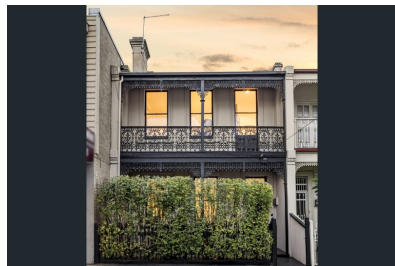


3 3 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,960,000 - \$2,150,000
Median House Price
September quarter 2024: \$1,348,000

Comparable Properties



204 Park St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

3 2 2

Price: \$1,890,000
Method:
Date: 24/08/2024
Property Type: House



16 Graham St ALBERT PARK 3206 (REI) [Agent Comments](#)

3 3 2

Price: \$2,350,000
Method:
Date: 30/05/2024
Property Type: House



47 Cobden St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

2 1 -

Price: \$1,500,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Account - Cayzer | P: 03 9646 0812



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