

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

302/67-71 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

\$389,000

&

\$427,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

502/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205	\$385,000	21-Dec-24
507/75 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$370,000	06-Feb-25
912/22 DORCAS STREET SOUTHBANK VIC 3006	\$370,000	20-Feb-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 May 2025



502/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price

\$385,000

Sold Date

21-Dec-24

Distance

0km



507/75 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price

\$370,000

Sold Date

06-Feb-25

Distance

0.05km



912/22 DORCAS STREET SOUTHBANK VIC 3006

1 1 1

Sold Price

Sold Date

20-Feb-25

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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