

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

704/74-76 Eastern Road, South Melbourne VIC 3205

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$593,000

Property Type

Unit

Suburb

South Melbourne

Period - From

12/10/2025

to

11/04/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
402/167 Gladstone St, South Melbourne Vic	\$550,000	22/03/2026
405/56 Dorcas St, Southbank Vic	\$550,000	25/02/2026
1112/52 Park St, South Melbourne Vic	\$532,000	17/01/2026

This Statement of Information was prepared on:

13/04/2026