

# 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

38 Glover 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

\$2,750,000

&

\$2,950,000

### Median sale price

Median price

\$1,787,000

Property Type

House

Suburb

South Melbourne

Period - From

17/12/2025

to

17/06/2026

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
5 Ashworth St, Albert Park Vic	\$2,825,000	23/05/2026
30 Draper St, Albert Park Vic	\$2,800,000	30/05/2026
4 Napier Pl, South Melbourne Vic	\$2,880,000	14/03/2026

This Statement of Information was prepared on:

18/06/2026