

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 104/274 Coventry Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$575,000 & \$610,000

Median sale price

Median price \$618,500 Property Type Unit Suburb South Melbourne

Period - From 17/02/2025 to 16/02/2026 Source Property Data

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	605/74-76 Eastern Rd SOUTH MELBOURNE 3205	\$565,000	24/11/2025
2	908/2 Albert Rd SOUTH MELBOURNE 3205	\$620,000	19/11/2025
3	705/74 Eastern Rd SOUTH MELBOURNE 3205	\$575,000	14/11/2025

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: 17/02/2026 15:26

104/274 Coventry Street, South Melbourne Vic 3205



 1  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$575,000 - \$610,000

Median Unit Price

17/02/2025 - 16/02/2026: \$618,500

Comparable Properties



605/74-76 Eastern Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$565,000

Method: Private Sale

Date: 24/11/2025

Property Type: Apartment

908/2 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

 1  -  -

Price: \$620,000

Method: Sale

Date: 19/11/2025

Property Type: Subdivided Flat - Single OYO Flat

705/74 Eastern Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

 1  -  -

Price: \$575,000

Method: Sale

Date: 14/11/2025

Property Type: Subdivided Flat - Single OYO Flat

Account - Private Property Global



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