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<br>Including suburb and postcode | 3-bedrooms, 3-Bathrooms, Double Car Park Completion set for Early 2027<br>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 | $3,400,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $585,000 | Property type | Unit | Suburb | South Melbourne |
| Period-from | 01 Jan 2025 | to | 31 Dec 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 2801/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205 | $3,420,000 | 04-Jul-25 |
| 2504/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205 | $3,100,000 | 20-Jan-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: 27 January 2026

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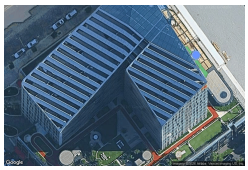
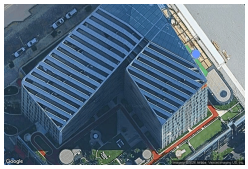


**2801/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205**

3 3 2

Sold Price **$3,420,000** Sold Date **04-Jul-25**

Distance **0.01km**



**2504/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205**

3 3 2

Sold Price **$3,100,000** Sold Date **20-Jan-25**

Distance **0.01km**

**RS** = Recent sale **UN** = Undisclosed Sale

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