

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

1108/259 NORMANBY ROAD 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

\$1,475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,230

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

1609/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$1,455,000	18-Dec-24

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: 04 May 2025



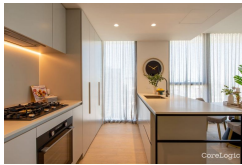
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**1609/41 BANK STREET SOUTH
MELBOURNE VIC 3205**

 3  2  2

Sold Price

\$1,455,000

Sold Date

18-Dec-24

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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