

## 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

1106/259 NORMANBY ROAD SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

113/54 BOUNDARY STREET SOUTH MELBOURNE VIC 3205	\$591,000	22-Jul-24
1204/259 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$587,000	08-Feb-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: 15 July 2025



**113/54 BOUNDARY STREET SOUTH  
MELBOURNE VIC 3205**

Sold Price

**\$591,000**

Sold Date

**22-Jul-24**

 1

 1

 -

Distance

**0km**



**1204/259 NORMANBY ROAD  
SOUTH MELBOURNE VIC 3205**

Sold Price

**\$587,000**

Sold Date

**08-Feb-24**

 1

 1

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Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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