

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

20a Napier Street, South Melbourne VIC 3205

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$567,500

Property Type

Unit

Suburb

South Melbourne

Period - From

10/01/2025

to

09/07/2025

Source

core_logic

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
523/85 Market Street South Melbourne VIC 3205	\$585,000	11/06/2025
406/167 Gladstone Street South Melbourne VIC 3205	\$635,000	30/04/2025
34B Napier Street South Melbourne VIC 3205	\$580,000	08/05/2025

This Statement of Information was prepared on:

10/07/2025