

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

705/259 Normanby Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$545,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	1102/601 Little Lonsdale St MELBOURNE 3000	\$440,000	04/06/2025
2	104/244 Dorcas St SOUTH MELBOURNE 3205	\$480,000	03/06/2025
3	107/15 Pickles St PORT MELBOURNE 3207	\$450,000	16/05/2025

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: 10/06/2025 11:06



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending March 2025: \$545,000

Comparable Properties



1102/601 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$440,000

Method: Private Sale

Date: 04/06/2025

Property Type: Apartment



104/244 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

1
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Price: \$480,000

Method: Private Sale

Date: 03/06/2025

Property Type: Apartment



107/15 Pickles St PORT MELBOURNE 3207 (REI)

Agent Comments

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 1
 1

Price: \$450,000

Method: Private Sale

Date: 16/05/2025

Property Type: Apartment

Land Size: 60 sqm approx

Account - VICPROP | P: 03 8888 1011