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

1108/259-263 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	\$1,300,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$593,000	Prop	erty type		Unit	Suburb	South Melbourne
Period-from	01 Oct 2024	to	30 Sep 2	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
3B/18 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$1,367,500	30-Aug-25
3/190 GRAHAM STREET PORT MELBOURNE VIC 3207	\$1,255,000	15-Jul-25
195/8 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,380,000	26-Aug-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: 08 October 2025



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3B/18 ALBERT ROAD SOUTH **MELBOURNE VIC 3205**

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RS \$1,367,500 UN Sold Date 30-Aug-25

Distance 2.18km



3/190 GRAHAM STREET PORT **MELBOURNE VIC 3207**

Sold Price **\$1,255,000 UN Sold Date

15-Jul-25

Distance 1.16km



195/8 WATERSIDE PLACE **DOCKLANDS VIC 3008**

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Sold Price

\$1,380,000 Sold Date 26-Aug-25

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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