

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

1307/259 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

or range
between

\$499,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

Other

Suburb

South Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

1006/259 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$520,000	16-Jan-25
320/2 WOODGATE STREET SOUTH MELBOURNE VIC 3205	\$550,000	20-Dec-24
1606/60 LORIMER STREET DOCKLANDS VIC 3008	\$567,000	22-Jan-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: 01 April 2025



**1006/259 NORMANBY ROAD
SOUTH MELBOURNE VIC 3205**

1 1 -

Sold Price

\$520,000

Sold Date

16-Jan-25

Distance

0km



**320/2 WOODGATE STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price

\$550,000

Sold Date

20-Dec-24

Distance

0km



**1606/60 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$567,000

Sold Date

22-Jan-25

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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