

## 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

20B NAPIER STREET 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,185

Property type

Unit

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

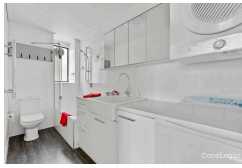
Date of sale

36A NAPIER STREET SOUTH MELBOURNE VIC 3205	\$745,000	15-Feb-25
24D NAPIER STREET SOUTH MELBOURNE VIC 3205	\$770,000	25-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: 02 April 2025



### 36A NAPIER STREET SOUTH MELBOURNE VIC 3205

 2
  2
  1

Sold Price

<sup>RS</sup>
**\$745,000**

Sold Date

**15-Feb-25**

Distance

**0km**


### 24D NAPIER STREET SOUTH MELBOURNE VIC 3205

 2
  2
  -

Sold Price

**\$770,000**

Sold Date

**25-Jan-25**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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