

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

73 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$910,000 & \$1,000,000

Median sale price

Median price \$1,660,000 Property Type House Suburb South Melbourne

Period - From 01/01/2025 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	254 Ross St PORT MELBOURNE 3207	\$950,000	15/05/2025
2	37 Derham St PORT MELBOURNE 3207	\$950,000	25/04/2025
3	468 Coventry St SOUTH MELBOURNE 3205	\$925,000	28/03/2025

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:

26/06/2025 16:38



Property Type: House (Previously Occupied - Detached)

Land Size: 84 sqm approx

Agent Comments

Comparable Properties



254 Ross St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$950,000

Method: Sale

Date: 15/05/2025

Property Type: House - Attached House N.E.C.

Land Size: 126 sqm approx



37 Derham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 25/04/2025

Property Type: House

Land Size: 85 sqm approx



468 Coventry St SOUTH MELBOURNE 3205 (VG)

Agent Comments



Price: \$925,000

Method: Sale

Date: 28/03/2025

Property Type: House - Attached House N.E.C.

Land Size: 84 sqm approx