

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

810/253-257 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

\$1,060,800

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,230

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

1105/90 LORIMER STREET DOCKLANDS VIC 3008	\$735,500	30-May-24
808/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$475,000	23-Oct-24
1505A/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$610,000	10-Feb-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 April 2025



**1105/90 LORIMER STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price

\$735,500

Sold Date **30-May-24**

Distance

0.71km



**808/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price

\$475,000

Sold Date **23-Oct-24**

Distance

0.98km



**1505A/63 WHITEMAN STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

\$610,000

Sold Date **10-Feb-25**

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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