

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

2-Bedrooms, 2-Bathrooms, stunning views. Completion by Late 2027
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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

Business

Suburb

South Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

502/274-278 COVENTRY STREET SOUTH MELBOURNE VIC 3205	\$900,000	26-Jun-25
2107/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$1,000,000	19-Dec-24
2307/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$915,000	17-Sep-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: 05 December 2025



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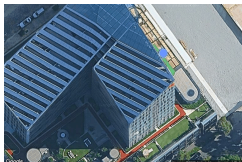


**502/274-278 COVENTRY STREET
SOUTH MELBOURNE VIC 3205**

2 2 1

Sold Price **\$900,000** Sold Date **26-Jun-25**

Distance **0.98km**



**2107/259-263 NORMANBY ROAD
SOUTH MELBOURNE VIC 3205**

2 2 -

Sold Price **\$1,000,000** Sold Date **19-Dec-24**

Distance **2.05km**



**2307/259-263 NORMANBY ROAD
SOUTH MELBOURNE VIC 3205**

2 2 1

Sold Price **\$915,000** Sold Date **17-Sep-25**

Distance **2.05km**

RS = Recent sale UN = Undisclosed Sale

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