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	3-bedrooms, 3-Bathrooms, Double Car Park Completion set for Early 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	$3,400,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Jan 2025	to	31 Dec 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
2801/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	$3,420,000	04-Jul-25
2504/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	$3,100,000	20-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: 27 January 2026

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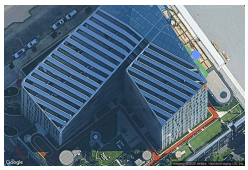
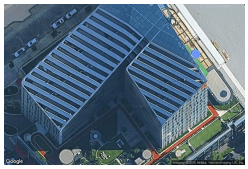


2801/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205

3 3 2

Sold Price **$3,420,000** Sold Date **04-Jul-25**

Distance **0.01km**



2504/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205

3 3 2

Sold Price **$3,100,000** Sold Date **20-Jan-25**

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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