

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 9 Coote Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,752,000 Property Type House Suburb South Melbourne

Period - From 01/01/2025 to 31/12/2025 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	48 Raglan St SOUTH MELBOURNE 3205	\$1,070,000	16/10/2025
2	178 Napier St SOUTH MELBOURNE 3205	\$940,000	20/09/2025
3	252 Ferrars St SOUTH MELBOURNE 3205	\$1,050,000	19/09/2025

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: 18/02/2026 14:57



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Rooms: 5
Property Type: House
Land Size: 108 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,040,000
Median House Price
 Year ending December 2025: \$1,752,000

Comparable Properties



48 Raglan St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$1,070,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 118 sqm approx



178 Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$940,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 96 sqm approx



252 Ferrars St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 -

Price: \$1,050,000
Method: Private Sale
Date: 19/09/2025
Property Type: House (Res)
Land Size: 66 sqm approx

Account - Marshall White | P: 03 9822 9999