

# 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 2901/259 Normanby Road, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000 & \$3,250,000

### Median sale price

Median price \$2,060,000 Property Type House Suburb South Melbourne

Period - From 01/10/2025 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	4902/81 City Rd SOUTHBANK 3006	\$2,800,000	14/08/2025
2	284/55 Victoria Harbour Prm DOCKLANDS 3008	\$2,700,000	08/08/2025
3			

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: 30/01/2026 11:02



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$3,000,000 - \$3,250,000

**Median House Price**

December quarter 2025: \$2,060,000

## Comparable Properties



**4902/81 City Rd SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 14/08/2025

**Property Type:** Apartment



**284/55 Victoria Harbour Prm DOCKLANDS 3008 (VG)**

Agent Comments



**Price:** \$2,700,000

**Method:** Sale

**Date:** 08/08/2025

**Property Type:** Flat/Unit/Apartment (Res)

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.

Account - Jellis Craig | P: 03 8644 5500



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