

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

116 Cobden Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,800,000

 &

\$1,900,000

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	280 Moray St SOUTH MELBOURNE 3205	\$1,900,000	01/12/2025
2	401 Dorcas St SOUTH MELBOURNE 3205	\$2,011,000	25/10/2025
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:

12/03/2026 09:43



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending December 2025: \$1,752,000

Comparable Properties



280 Moray St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,900,000

Method: Private Sale

Date: 01/12/2025

Property Type: House

Land Size: 119 sqm approx



401 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 3  2  -

Price: \$2,011,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 134 sqm approx

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 - Marshall White | P: 03 9822 9999



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