

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

1318/259-263 NORMANBY ROAD 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

or range
between

\$480,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

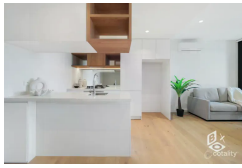
Date of sale

1307/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$508,000	08-Aug-25
1006/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$520,000	16-Jan-25
1207/259-263 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$495,000	26-Aug-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: 16 March 2026



**1307/259-263 NORMANBY ROAD
SOUTH MELBOURNE VIC 3205**

 1
  1
  -

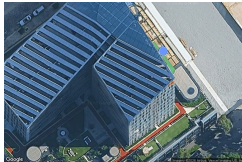
Sold Price

\$508,000

Sold Date **08-Aug-25**

Distance

0km



**1006/259-263 NORMANBY ROAD
SOUTH MELBOURNE VIC 3205**

 1
  1
  -

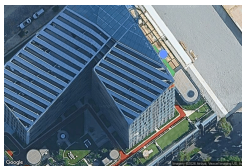
Sold Price

\$520,000

Sold Date **16-Jan-25**

Distance

0km



**1207/259-263 NORMANBY ROAD
SOUTH MELBOURNE VIC 3205**

 1
  1
  -

Sold Price

\$495,000

Sold Date **26-Aug-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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