

# 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

281 Cecil Street, 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)

Single price \$1,800,000

### Median sale price

Median price \$1,800,000 Property Type House Suburb South Melbourne

Period - From 01/01/2026 to 31/03/2026 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	189 Nelson Rd SOUTH MELBOURNE 3205	\$1,800,000	31/03/2026
2	30 Glover St SOUTH MELBOURNE 3205	\$2,100,000	28/02/2026
3	28 Ferrars Pl SOUTH MELBOURNE 3205	\$1,965,000	09/12/2025

**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:

23/04/2026 12:48



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**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,800,000

**Median House Price**

March quarter 2026: \$1,800,000

## Comparable Properties



**189 Nelson Rd SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

3   1   -

**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 31/03/2026

**Property Type:** House



**30 Glover St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

3   2   -

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**28 Ferrars PI SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

3   1   -

**Price:** \$1,965,000

**Method:** Private Sale

**Date:** 09/12/2025

**Property Type:** House (Res)

**Land Size:** 226 sqm approx

**Account - Atria Real Estate**



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