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	2307/259 Normanby Road, South Melbourne Vic 3205

Indicative selling price

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

Range between $880,000 & $930,000

Median sale price

Median price $581,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2025 to 30/06/2025 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	1208/50 Lorimer St DOCKLANDS 3008	$890,000	18/08/2025
2	202A/86 Bay St PORT MELBOURNE 3207	$930,000	06/08/2025
3	504/274 Coventry St SOUTH MELBOURNE 3205	$896,000	17/07/2025

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: 01/09/2025 15:19

2307/259 Normanby Road, South Melbourne Vic 3205

JellisCraig

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$880,000 - $930,000
Median Unit Price
June quarter 2025: $581,000

Comparable Properties



1208/50 Lorimer St DOCKLANDS 3008 (REI)

2 2 2

Price: $890,000
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment

Agent Comments



202A/86 Bay St PORT MELBOURNE 3207 (REI)

2 2 1

Price: $930,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment

Agent Comments



504/274 Coventry St SOUTH MELBOURNE 3205 (REI)

2 2 1

Price: $896,000
Method: Private Sale
Date: 17/07/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE | propertydata.com.au

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