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	276 Moray Street, South Melbourne VIC 3205

Indicative selling price

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

Single price	$1,490,000

Median sale price

Median price	$1,787,000	Property Type	House	Suburb	South Melbourne
Period - From	29/11/2025	to	28/05/2026	Source	pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11/97-101 Cruikshank St, Port Melbourne Vic	$1,590,000	07/02/2026
68 Coventry St, Southbank Vic	$1,550,000	21/04/2026
96 Coventry St, Southbank Vic	$1,390,000	22/05/2026

This Statement of Information was prepared on: 29/05/2026