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	157 Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,660,000 Property Type House Suburb South Melbourne

Period - From 01/01/2025 to 31/03/2025 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	93 Nelson Rd SOUTH MELBOURNE 3205	$1,620,000	15/03/2025
2	424 Park St SOUTH MELBOURNE 3205	$1,565,000	22/02/2025
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: 03/06/2025 15:59

157 Napier Street, South Melbourne Vic 3205

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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
March quarter 2025: $1,660,000

Comparable Properties



93 Nelson Rd SOUTH MELBOURNE 3205 (REI)

3 2 -

Price: $1,620,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments



424 Park St SOUTH MELBOURNE 3205 (REI)

2 - -

Price: $1,565,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments

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.

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