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	33 Lyell 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 $1,700,000 Property Type House Suburb South Melbourne

Period - From 01/10/2024 to 30/09/2025 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	253 Montague St SOUTH MELBOURNE 3205	$1,546,000	18/10/2025
2	30 Mountain St SOUTH MELBOURNE 3205	$1,710,000	18/10/2025
3	410 Park St SOUTH MELBOURNE 3205	$1,700,000	29/08/2025

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: 11/11/2025 16:21

33 Lyell Street, South Melbourne Vic 3205



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending September 2025: $1,700,000

Comparable Properties



253 Montague St SOUTH MELBOURNE 3205 (REI)

2 1 -

Price: $1,546,000
Method: Sold Before Auction
Date: 18/10/2025
Property Type: House (Res)
Land Size: 172 sqm approx

Agent Comments



30 Mountain St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $1,710,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 180 sqm approx

Agent Comments



410 Park St SOUTH MELBOURNE 3205 (REI/VG)

2 1 -

Price: $1,700,000
Method: Private Sale
Date: 29/08/2025
Property Type: House (Res)
Land Size: 151 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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