

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

16 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$2,060,000

Property Type House

Suburb South Melbourne

Period - From 01/10/2025

to 31/12/2025

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	132 Richardson St ALBERT PARK 3206	\$1,400,000	12/11/2025
2	23 Cobden St SOUTH MELBOURNE 3205	\$1,300,000	23/10/2025
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:

28/01/2026 12:03



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2025: \$2,060,000

Comparable Properties



132 Richardson St ALBERT PARK 3206 (VG)

Agent Comments

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Price: \$1,400,000
Method: Sale
Date: 12/11/2025
Property Type: House - Attached House N.E.C.
Land Size: 135 sqm approx



23 Cobden St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,300,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 114 sqm approx

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.