

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

51 Iffla Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,787,000

Property Type House

Suburb South Melbourne

Period - From 01/04/2025

to

31/03/2026

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	225 York St SOUTH MELBOURNE 3205	\$1,200,000	20/05/2026
2	37 Iffla St SOUTH MELBOURNE 3205	\$1,406,000	12/04/2026
3	16 Nelson Rd SOUTH MELBOURNE 3205	\$1,300,000	04/03/2026

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:

05/06/2026 08:52



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Property Type: House
Land Size: 160 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending March 2026: \$1,787,000

Comparable Properties



225 York St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 1

Price: \$1,200,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: House (Res)



37 Iffla St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 2

Price: \$1,406,000
Method: Sold Before Auction
Date: 12/04/2026
Property Type: House (Res)
Land Size: 114 sqm approx



16 Nelson Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 -

Price: \$1,300,000
Method: Private Sale
Date: 04/03/2026
Property Type: House (Res)
Land Size: 132 sqm approx

Account - Jellis Craig | P: 03 8644 5500