

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

61 Cobden Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,662,500 Property Type House Suburb South Melbourne

Period - From 01/04/2025 to 30/06/2025 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	73 Nelson Rd SOUTH MELBOURNE 3205	\$1,056,000	11/09/2025
2	245 Moray St SOUTH MELBOURNE 3205	\$1,100,000	23/08/2025
3	468 Coventry St SOUTH MELBOURNE 3205	\$925,000	28/03/2025

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:

12/09/2025 14:24



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Property Type: House (Previously Occupied - Detached)
Land Size: 99 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
June quarter 2025: \$1,662,500

Comparable Properties



73 Nelson Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,056,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House



245 Moray St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 1 1

Price: \$1,100,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)



468 Coventry St SOUTH MELBOURNE 3205 (VG)

Agent Comments

2 - -

Price: \$925,000
Method: Sale
Date: 28/03/2025
Property Type: House - Attached House N.E.C.
Land Size: 84 sqm approx