

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

396 Coventry Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,475,000

&

\$1,575,000

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	68 Coventry St SOUTHBANK 3006	\$1,550,000	21/04/2026
2	63 Napier St SOUTH MELBOURNE 3205	\$1,650,000	14/02/2026
3	18 Portview Sq PORT MELBOURNE 3207	\$1,470,000	14/12/2025

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:

20/05/2026 11:09



Property Type: House (Previously Occupied - Detached)
Land Size: 101 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,475,000 - \$1,575,000
Median House Price
 Year ending March 2026: \$1,787,000

Comparable Properties



68 Coventry St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 21/04/2026
Property Type: Townhouse (Single)



63 Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)



18 Portview Sq PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,470,000
Method: Private Sale
Date: 14/12/2025
Property Type: House

Account - Marshall White | P: 03 9822 9999



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