

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 Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,667,500

Property Type

House

Suburb

South Melbourne

Period - From

01/07/2025

to

30/06/2026

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	396 Coventry St SOUTH MELBOURNE 3205	\$1,600,000	13/06/2026
2	276 Moray St SOUTH MELBOURNE 3205	\$1,520,000	31/05/2026
3	63 Napier St SOUTH MELBOURNE 3205	\$1,650,000	14/02/2026

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:

29/07/2026 17:03



3 2 1

Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending June 2026: \$1,667,500

Comparable Properties



396 Coventry St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$1,600,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)



276 Moray St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 1

Price: \$1,520,000
Method: Private Sale
Date: 31/05/2026
Property Type: House
Land Size: 103 sqm approx



63 Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 1

Price: \$1,650,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 135 sqm approx

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