

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

73 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$910,000 & \$1,000,000

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	114 Nott St PORT MELBOURNE 3207	\$1,010,000	30/08/2025
2	48 St Vincent St ALBERT PARK 3206	\$1,000,000	16/07/2025
3	8 Peckville St PORT MELBOURNE 3207	\$915,000	16/07/2025

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:

01/09/2025 16:23



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Property Type: House

Agent Comments

Comparable Properties



114 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,010,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)



48 St Vincent St ALBERT PARK 3206 (VG)

Agent Comments

2 - -

Price: \$1,000,000

Method: Sale

Date: 16/07/2025

Property Type: House - Attached House N.E.C.

Land Size: 82 sqm approx



8 Peckville St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$915,000

Method: Private Sale

Date: 16/07/2025

Property Type: House

Land Size: 158 sqm approx