

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

160 Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,750,000 & \$1,825,000

Median sale price

Median price \$2,060,000 Property Type House Suburb South Melbourne

Period - From 01/10/2025 to 31/12/2025 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	28 Ferrars PI SOUTH MELBOURNE 3205	\$1,965,000	09/12/2025
2	280 Moray St SOUTH MELBOURNE 3205	\$1,900,000	01/12/2025
3	229 Park St SOUTH MELBOURNE 3205	\$1,842,500	14/11/2025

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:

23/03/2026 10:03

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Indicative Selling Price

\$1,750,000 - \$1,825,000

Median House Price

December quarter 2025: \$2,060,000



3 1 1

Property Type: House

[Agent Comments](#)

Comparable Properties



28 Ferrars PI SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

3 1 -

Price: \$1,965,000

Method: Private Sale

Date: 09/12/2025

Property Type: House (Res)

Land Size: 226 sqm approx



280 Moray St SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,900,000

Method: Private Sale

Date: 01/12/2025

Property Type: House

Land Size: 119 sqm approx



229 Park St SOUTH MELBOURNE 3205 (VG)

[Agent Comments](#)

- - -

Price: \$1,842,500

Method: Sale

Date: 14/11/2025

Property Type: Office (Com)

Land Size: 127 sqm approx

Account - Marshall White | P: 03 9822 9999



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