

# 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

152 Napier Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,695,000

### Median sale price

Median price

\$1,910,000

Property Type

House

Suburb

South Melbourne

Period - From

01/04/2022

to

31/03/2023

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	25 Kerferd Rd ALBERT PARK 3206	\$2,670,000	22/04/2023
2	130 Napier St SOUTH MELBOURNE 3205	\$2,450,000	25/02/2023
3	13 Ward St SOUTH MELBOURNE 3205	\$2,290,000	18/03/2023

**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:

27/05/2023 16:07



3   2   1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,695,000

**Median House Price**

Year ending March 2023: \$1,910,000

## Comparable Properties



**25 Kerferd Rd ALBERT PARK 3206 (REI)**

Agent Comments

4   2   -

**Price:** \$2,670,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** House (Res)



**130 Napier St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$2,450,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House (Res)

**Land Size:** 235 sqm approx



**13 Ward St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

4   1   -

**Price:** \$2,290,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** House (Res)

**Land Size:** 116 sqm approx

Account - Marshall White | P: 03 9822 9999