

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

30 Normanby Street, South Melbourne VIC 3205

Indicative selling price

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

Single price

\$1,410,000

Median sale price

Median price

\$1,667,500

Property Type

House

Suburb

South Melbourne

Period - From

05/01/2026

to

04/07/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
425 Dorcas St, South Melbourne Vic	\$1,450,000	26/05/2026
191 Nelson Rd, South Melbourne Vic	\$1,381,000	28/04/2026
37 Iffla St, South Melbourne Vic	\$1,406,000	12/04/2026

This Statement of Information was prepared on:

06/07/2026