Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price	\$1,565,000	Pro	perty Type	House		Suburb	South Melbourne
Period - From	01/07/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	4 Nixon PI SOUTH MELBOURNE 3205	\$1,500,000	21/06/2025
2	25/10 Boundary St SOUTH MELBOURNE 3205	\$1,375,000	07/04/2025
3			

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:	01/10/2025 10:45



Date of sale







Property Type: Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** Year ending June 2025: \$1,565,000

Comparable Properties



4 Nixon PI SOUTH MELBOURNE 3205 (REI/VG)

2

Agent Comments

Price: \$1,500,000 Method: Private Sale Date: 21/06/2025 Property Type: House

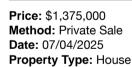
Land Size: 175 sqm approx

25/10 Boundary St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments









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.

Account - Marshall White | P: 03 9822 9999



