

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

4 Nixon Place, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

South Melbourne

Period - From

01/01/2025

to

31/03/2025

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	424 Park St SOUTH MELBOURNE 3205	\$1,565,000	22/02/2025
2	128 Pickles St SOUTH MELBOURNE 3205	\$1,560,000	15/02/2025
3	12 Clarendon Pl SOUTH MELBOURNE 3205	\$1,425,000	14/02/2025

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:

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2025: \$1,660,000



2 1 1

Rooms: 4

Property Type: House

Land Size: 175 sqm approx

Agent Comments

Comparable Properties



424 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 - -

Price: \$1,565,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)



128 Pickles St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 3 2

Price: \$1,560,000

Method: Private Sale

Date: 15/02/2025

Property Type: House



12 Clarendon Pl SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 2 -

Price: \$1,425,000

Method: Private Sale

Date: 14/02/2025

Property Type: House

Account - Marshall White | P: 03 9822 9999