

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

2 Little Lyell Street, South Melbourne VIC 3205

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

South Melbourne

Period - From

09/01/2026

to

08/07/2026

Source

Cotality™

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
163 Nelson Road South Melbourne Vic 3205	\$1,530,000	24/04/2026
88 Evans Street Port Melbourne Vic 3207	\$1,500,000	26/02/2026
13 Herbert Street Albert Park Vic 3206	\$1,540,000	03/07/2026

This Statement of Information was prepared on:

09/07/2026