

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

240 MONTAGUE STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,600,000

&

\$3,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,548,000

Property type

House

Suburb

South Melbourne

Period-from

01 Feb 2025

to

31 Jan 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 6 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

268-270 MONTAGUE STREET SOUTH MELBOURNE VIC 3205	\$3,950,000	28-Oct-25
108 VICTORIA AVENUE ALBERT PARK VIC 3206	\$3,625,000	06-Sep-25
150 RICHARDSON STREET ALBERT PARK VIC 3206	\$3,800,000	14-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 12 February 2026



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**268-270 MONTAGUE STREET
SOUTH MELBOURNE VIC 3205**

4 2 3

Sold Price **\$3,950,000** Sold Date **28-Oct-25**

Distance **0.19km**



**108 VICTORIA AVENUE ALBERT
PARK VIC 3206**

4 2 -

Sold Price **\$3,625,000** Sold Date **06-Sep-25**

Distance **1.1km**



**150 RICHARDSON STREET ALBERT
PARK VIC 3206**

4 2 1

Sold Price **\$3,800,000** Sold Date **14-Nov-25**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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