

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

110 Tope Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,060,000 Property Type House Suburb South Melbourne

Period - From 01/10/2025 to 31/12/2025 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	28 Ferrars PI SOUTH MELBOURNE 3205	\$1,965,000	09/12/2025
2	31 Glover St SOUTH MELBOURNE 3205	\$2,142,000	03/12/2025
3	401 Dorcas St SOUTH MELBOURNE 3205	\$2,011,000	25/10/2025

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:

02/02/2026 17:23



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

December quarter 2025: \$2,060,000

Comparable Properties



28 Ferrars PI SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 1 -

Price: \$1,965,000

Method: Private Sale

Date: 09/12/2025

Property Type: House (Res)



31 Glover St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 -

Price: \$2,142,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: House (Res)



401 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 -

Price: \$2,011,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 134 sqm approx

Account - Jellis Craig | P: 03 8644 5500