

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

16 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Single price \$1,495,000

Median sale price

Median price \$1,348,000

Property Type House

Suburb South Melbourne

Period - From 01/07/2024

to 30/09/2024

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	26 Little Boundary St SOUTH MELBOURNE 3205	\$1,380,000	19/10/2024
2	12 Dow St SOUTH MELBOURNE 3205	\$1,371,000	20/07/2024
3	181 Nelson Rd SOUTH MELBOURNE 3205	\$1,487,500	09/07/2024

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:

16/11/2024 13:54



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Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$1,495,000

Median House Price

September quarter 2024: \$1,348,000

Comparable Properties



26 Little Boundary St SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)

 2  2  1

Price: \$1,380,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)



12 Dow St SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,371,000

Method: Auction Sale

Date: 20/07/2024

Property Type: House (Res)



181 Nelson Rd SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

 2  -  -

Price: \$1,487,500

Method: Private Sale

Date: 09/07/2024

Property Type: House (Res)

Land Size: 139 sqm approx

Account - Marshall White | P: 03 9822 9999



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