

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

225 York Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,800,000 Property Type House Suburb South Melbourne

Period - From 01/01/2026 to 31/03/2026 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	22 Cobden St SOUTH MELBOURNE 3205	\$1,085,000	02/05/2026
2	37 Cobden St SOUTH MELBOURNE 3205	\$1,200,000	25/04/2026
3	114 Palmerston Cr SOUTH MELBOURNE 3205	\$1,255,000	26/02/2026

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: 04/05/2026 17:43



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Property Type: House

Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 March quarter 2026: \$1,800,000

Comparable Properties



22 Cobden St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$1,085,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)



37 Cobden St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$1,200,000
Method: Private Sale
Date: 25/04/2026
Property Type: House



114 Palmerston Cr SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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  1

Price: \$1,255,000
Method: Auction Sale
Date: 26/02/2026
Property Type: House (Res)
Land Size: 126 sqm approx

Account - Jellis Craig | P: 03 8644 5500