

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

1108/259 NORMANBY ROAD 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

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

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

2805/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$1,470,000	02-Jul-25
25/10 BOUNDARY STREET SOUTH MELBOURNE VIC 3205	\$1,375,000	07-Apr-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: 24 August 2025



White Eagle Realty

Loeky Kwe

P +61 3 8502 0033

M +61 404 826 670

E loekykwe@whiteeaglerealty.com.au



**2805/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 3  2  2

Sold Price

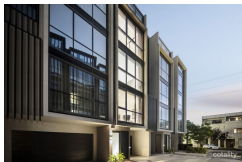
\$1,470,000

Sold Date

02-Jul-25

Distance

2.17km



**25/10 BOUNDARY STREET SOUTH
MELBOURNE VIC 3205**

 3  2  1

Sold Price

\$1,375,000

Sold Date

07-Apr-25

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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