

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

1108/259-263 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	\$1,275,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Dec 2024	to	30 Nov 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

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: 29 December 2025



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

Sold Price

\$1,470,000

Sold Date

02-Jul-25

3

2

2

Distance

2.17km

RS = Recent sale

UN = Undisclosed Sale

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