

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

104 Iffla Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,690,000

Property Type

House

Suburb

South Melbourne

Period - From

17/07/2025

to

16/07/2026

Source

Property Data

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	32 St Vincent St ALBERT PARK 3206	\$2,260,000	11/04/2026
2	30 Glover St SOUTH MELBOURNE 3205	\$2,100,000	28/02/2026
3			

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:

17/07/2026 09:43



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
17/07/2025 - 16/07/2026: \$1,690,000

Comparable Properties



32 St Vincent St ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,260,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 190 sqm approx



30 Glover St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$2,100,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 136 sqm approx

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.