

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

108 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,900,000 Property Type House Suburb South Melbourne

Period - From 01/10/2023 to 31/12/2023 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	68 Nimmo St MIDDLE PARK 3206	\$2,285,000	17/02/2024
2	278 Dorcas St SOUTH MELBOURNE 3205	\$2,250,000	16/09/2023
3	135 Spring St.W PORT MELBOURNE 3207	\$2,100,000	06/10/2023

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:

26/02/2024 15:26



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Rooms: 6
Property Type: House
Land Size: 183 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 December quarter 2023: \$1,900,000

Comparable Properties



68 Nimmo St MIDDLE PARK 3206 (REI)

Agent Comments

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Price: \$2,285,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 234 sqm approx



278 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$2,250,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 190 sqm approx



135 Spring St.W PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$2,100,000
Method: Sold Before Auction
Date: 06/10/2023
Property Type: House (Res)
Land Size: 304 sqm approx

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