

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

121-123 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$4,700,000

&

\$4,900,000

Median sale price

Median price \$1,667,500

Property Type House

Suburb South Melbourne

Period - From 01/07/2025

to

30/06/2026

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	6 Anderson St SOUTH MELBOURNE 3205	\$4,525,000	22/08/2026
2	38 Barrett St ALBERT PARK 3206	\$5,080,000	18/06/2026
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:

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Rooms: 6
Property Type: House
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
\$4,700,000 - \$4,900,000
Median House Price
Year ending June 2026: \$1,667,500

Comparable Properties



6 Anderson St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$4,525,000
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)
Land Size: 300 sqm approx



38 Barrett St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$5,080,000
Method: Private Sale
Date: 18/06/2026
Property Type: House (Res)

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.