

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

1909/259 Normanby Road, South Melbourne VIC 3205

Indicative selling price

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

Range between

\$900,000

&

\$980,000

Median sale price

Median price

\$592,500

Property Type

Unit

Suburb

South Melbourne

Period - From

01/10/2025

to

30/03/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12/85 Rouse Street Port Melbourne VIC 3207	\$900,000	14/12/2025
2305/8-10 Kavanagh Street Southbank VIC 3006	\$915,000	30/10/2025
5208/260 Spencer Street Melbourne VIC 3000	\$945,000	03/10/2025

This Statement of Information was prepared on:

31/03/2026