

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

22 Cobden Street, South Melbourne VIC 3205

Indicative selling price

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

Range between

\$990,000

&

\$1,080,000

Median sale price

Median price

\$1,787,000

Property Type

House

Suburb

South Melbourne

Period - From

08/10/2025

to

07/04/2026

Source

pdol

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
75 Nelson Rd, South Melbourne Vic	\$1,000,000	28/03/2026
87 Thomson St, South Melbourne Vic	\$1,120,000	14/03/2026
9 Coote St, South Melbourne Vic	\$1,105,000	12/03/2026

This Statement of Information was prepared on:

08/04/2026