

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

51 Iffla Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,787,000

Property Type House

Suburb South Melbourne

Period - From 01/04/2025

to 31/03/2026

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	191 Nelson Rd SOUTH MELBOURNE 3205	\$1,381,000	28/04/2026
2	379 Park St SOUTH MELBOURNE 3205	\$1,158,000	13/04/2026
3	37 Iffla St SOUTH MELBOURNE 3205	\$1,406,000	12/04/2026

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:

14/05/2026 11:43



Property Type: House (Previously Occupied - Detached)
Land Size: 202 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending March 2026: \$1,787,000

Comparable Properties



191 Nelson Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,381,000
Method: Private Sale
Date: 28/04/2026
Property Type: House



379 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,158,000
Method: Sold Before Auction
Date: 13/04/2026
Property Type: House (Res)



37 Iffla St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,406,000
Method: Sold Before Auction
Date: 12/04/2026
Property Type: House (Res)