

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

80 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$3,990,000

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	187 Page St MIDDLE PARK 3206	\$3,695,000	21/09/2023
2	13-15 Faussett St ALBERT PARK 3206	\$3,590,000	02/03/2024
3	38 Bridport St SOUTH MELBOURNE 3205	\$3,555,000	02/03/2024

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:

18/03/2024 15:28



3 2 1

Rooms: 7
Property Type: House
Land Size: 358 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$3,990,000

Median House Price

December quarter 2023: \$1,900,000

Comparable Properties



187 Page St MIDDLE PARK 3206 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$3,695,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 323 sqm approx



13-15 Faussett St ALBERT PARK 3206 (REI)

[Agent Comments](#)

4 2 1

Price: \$3,590,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 326 sqm approx



38 Bridport St SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)

3 3 2

Price: \$3,555,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 345 sqm approx

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