

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 58A Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$608,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2023 to 30/06/2024 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	27/458 St Kilda Rd MELBOURNE 3004	\$720,000	18/07/2024
2	10/114 Dodds St SOUTHBANK 3006	\$720,000	01/07/2024
3	32b Napier St SOUTH MELBOURNE 3205	\$695,000	08/05/2024

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: 17/09/2024 10:48



3 2 1

Property Type: Strata Unit/Flat
Land Size: 13204 sqm approx
 Agent Comments

Indicative Selling Price
 \$680,000 - \$730,000
Median Unit Price
 Year ending June 2024: \$608,000

Comparable Properties



27/458 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

2 1 1

Price: \$720,000
Method: Private Sale
Date: 18/07/2024
Property Type: Apartment
Land Size: 97 sqm approx



10/114 Dodds St SOUTHBANK 3006 (REI/VG) Agent Comments

2 1 1

Price: \$720,000
Method: Private Sale
Date: 01/07/2024
Property Type: Apartment



32b Napier St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

2 2 -

Price: \$695,000
Method: Private Sale
Date: 08/05/2024
Property Type: Unit

Account - Cayzer | P: 03 9699 5999