

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 3A Nicholson Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$2,100,000 Property Type House Suburb South Yarra

Period - From 01/10/2025 to 31/12/2025 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	63 Napier St SOUTH MELBOURNE 3205	\$1,650,000	14/02/2026
2	435 Punt Rd CREMORNE 3121	\$1,700,000	13/02/2026
3	45 Osborne St SOUTH YARRA 3141	\$1,710,000	22/12/2025

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: 25/02/2026 09:23



3 2 1

Property Type: House - Duplex
(Semi-detached)

[Agent Comments](#)

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
December quarter 2025: \$2,100,000

Comparable Properties



63 Napier St SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,650,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)



435 Punt Rd CREMORNE 3121 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,700,000
Method: Private Sale
Date: 13/02/2026
Property Type: House



45 Osborne St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$1,710,000
Method: Private Sale
Date: 22/12/2025
Property Type: House (Res)

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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