

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 201/148 Wells Street, South Melbourne, 3205

Indicative selling price

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

Single price or range between \$590,000.00 & \$640,000.00

Median sale price

Median price \$552,230.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE
 Period - From Apr 2024 to Mar 2025 Source Corelogic

Comparable property sales

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
807/28 BANK STREET SOUTH MELBOURNE VIC 3205	\$590,000.00	11/02/2025
53/418 ST KILDA ROAD MELBOURNE VIC 3004	\$618,000.00	12/02/2025
32/416 ST KILDA ROAD MELBOURNE VIC 3004	\$640,000.00	21/01/2025

This Statement of Information was prepared on: Thursday 01st May 2025