

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

1705/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$508,000

&

\$538,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

2405/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205	\$545,000	07-Feb-25
1405/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205	\$520,000	08-Jul-25

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 6 months.

This Statement of Information was prepared on: 17 July 2025

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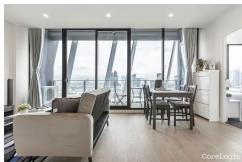


**2405/89 GLADSTONE STREET
SOUTH MELBOURNE VIC 3205**

2 2 1

Sold Price **\$545,000** Sold Date **07-Feb-25**

Distance **0km**



**1405/89 GLADSTONE STREET
SOUTH MELBOURNE VIC 3205**

2 2 1

Sold Price ^{RS} **\$520,000** Sold Date **08-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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