

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

M I C M

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](https://consumer.vic.gov.au/underquoting)

Single price  or range between  &

### Median sale price

Median price  Property type  Suburb   
Period  -  to  Source

### 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: