

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 311/38 Bank Street, South Melbourne, 3205

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$880,000.00 & \$938,000.00

**Median sale price**

Median price \$585,000.00 Property type Unit/Apartment Suburb SOUTH MELBOURNE  
 Period - From Oct 2024 to Sep 2025 Source REIV

**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
1171/183 City Rd SOUTHBANK 3006	\$930,000.00	29/10/2025
1103/148 Wells St SOUTH MELBOURNE 3205	\$910,000.00	23/10/2025
352/173 City Rd SOUTHBANK 3006	\$930,000.00	7/10/2025

This Statement of Information was prepared on: Wednesday 03rd December 2025