

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

410/338 KINGS WAY 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,070

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2024

to

31 May 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

3107/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$485,000	13-Apr-25
910/70 DORCAS STREET SOUTHBANK VIC 3006	\$490,000	07-May-25
1508/283 CITY ROAD SOUTHBANK VIC 3006	\$467,000	22-Feb-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: 23 June 2025



**3107/42-48 BALSTON STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

^{RS} **\$485,000** Sold Date **13-Apr-25**

Distance **1.13km**



**910/70 DORCAS STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

\$490,000 Sold Date **07-May-25**

Distance **0.53km**



**1508/283 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price

\$467,000 Sold Date **22-Feb-25**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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