

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

802/89 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

1604/109 CLARENDON STREET SOUTHBANK VIC 3006	\$515,000	23-Jul-25
1811/45 CLARKE STREET SOUTHBANK VIC 3006	\$515,000	29-May-25
1903/45 CLARKE STREET SOUTHBANK VIC 3006	\$550,000	04-Jun-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.~~

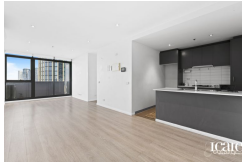
This Statement of Information was prepared on: 24 November 2025

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**1604/109 CLARENDON STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$515,000

Sold Date

23-Jul-25

Distance

0.79km

**1811/45 CLARKE STREET
SOUTHBANK VIC 3006**

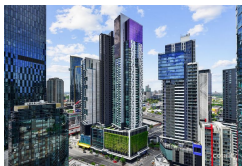
2 2 1

Sold Price

Sold Date

29-May-25

Distance

0.91km

**1903/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$550,000

Sold Date

04-Jun-25

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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