Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1011/148 Wells Street, South Melbourne, 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$790,000.00	&	$850,000.00

Median sale price

Median price	$600,000.00	Property type	Unit/Apartment	Suburb	SOUTH MELBOURNE
Period - From	Dec 2024	to	Dec 2025	Source	Property Data

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
65/28 Southgate Av SOUTHBANK 3006	$838,100.00	12/11/2025
1402/470 St Kilda Rd MELBOURNE 3004	$810,000.00	29/10/2025
314/499 St Kilda Rd MELBOURNE 3004	$820,000.00	24/10/2025

This Statement of Information was prepared on: Thursday 04th December 2025