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	7/96 Wells Street, Southbank, 3006

Indicative selling price

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

Single price		or range between	$850,000.00	&	$935,000.00

Median sale price

Median price	$545,000.00	Property type		Suburb	SOUTHBANK
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
50/38 Wells St SOUTHBANK 3006	$945,000.00	16/09/2025
67/79 Whiteman St SOUTHBANK 3006	$895,000.00	2/10/2025
3/18 Wells St SOUTHBANK 3006	$920,000.00	19/07/2025

This Statement of Information was prepared on: Tuesday 02nd December 2025