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	406/167 Gladstone Street, South Melbourne VIC 3205

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $552,230 Property Type Unit Suburb South Melbourne

Period - From 17/10/2024 to 16/04/2025 Source core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
202/183 City Road Southbank VIC 3006	$637,580	11/04/2025
1005/283 City Road Southbank VIC 3006	$657,500	09/04/2025
172/100 Kavanagh Street Southbank VIC 3006	$634,000	02/04/2025

This Statement of Information was prepared on: 17/04/2025