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	1403/89 Gladstone Street, South Melbourne VIC 3205

Indicative selling price

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

Range between $325,000 & $350,000

Median sale price

Median price $1,500,000 Property Type Other Suburb South Melbourne

Period - From 07/04/2025 to 06/10/2025 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 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
610/60 Dorcas Street Southbank VIC 3006	$347,500	29/07/2025
1304/89 Gladstone Street South Melbourne VIC 3205	$338,000	24/06/2025
608/25-29 Coventry Street Southbank VIC 3006	$330,000	07/05/2025

This Statement of Information was prepared on: 07/10/2025