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	907/148 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	$440,000.00	& $470,000.00

Median sale price

Median price	$615,000.00	Property type	Unit/Apartment, Storage Cage	Suburb	SOUTH MELBOURNE
Period - From	Jan 2025	to	Jan 2026	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
176/100 Kavanagh St SOUTHBANK 3006	$446,000.00	13/11/2025
2007/152 Sturt St SOUTHBANK 3006	$465,000.00	16/09/2025
1804/8 Dorcas St SOUTHBANK 3006	$450,000.00	31/07/2025

This Statement of Information was prepared on: Thursday 15th January 2026