

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

1601/89 Gladstone Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$585,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2105/618 Lonsdale St MELBOURNE 3000	\$427,500	07/06/2025
2	1206/7 Katherine PI MELBOURNE 3000	\$415,000	14/05/2025
3	902/33 Rose La MELBOURNE 3000	\$450,000	13/05/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 23/06/2025 16:14

1601/89 Gladstone Street, South Melbourne Vic 3205



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
March quarter 2025: \$585,000

Comparable Properties



2105/618 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments



Price: \$427,500
Method: Private Sale
Date: 07/06/2025
Property Type: Apartment



1206/7 Katherine Pl MELBOURNE 3000 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 14/05/2025
Rooms: 4
Property Type: Apartment



902/33 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 13/05/2025
Property Type: Apartment

Account - McGrath Doncaster | P: 03 8822 6188



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