

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

1/88 Wells Street, Southbank Vic 3006

Indicative selling price

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

Range between \$485,000

&

\$533,000

Median sale price

Median price \$540,500

Property Type Unit

Suburb Southbank

Period - From 01/07/2025

to 30/06/2026

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	1104/31 Spring St MELBOURNE 3000	\$516,000	06/08/2026
2	306/74-76 Eastern Rd SOUTH MELBOURNE 3205	\$510,000	31/07/2026
3	516/154 Cremorne St CREMORNE 3121	\$530,000	28/07/2026

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:

13/08/2026 11:26



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$485,000 - \$533,000

Median Unit Price

Year ending June 2026: \$540,500

Comparable Properties



1104/31 Spring St MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$516,000

Method: Private Sale

Date: 06/08/2026

Property Type: Apartment



306/74-76 Eastern Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

1 1 1

Price: \$510,000

Method: Private Sale

Date: 31/07/2026

Property Type: Apartment



516/154 Cremorne St CREMORNE 3121 (REI)

Agent Comments

1 1 1

Price: \$530,000

Method: Private Sale

Date: 28/07/2026

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822