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	1705/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$498,000	&	$518,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$581,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Aug 2024	to	31 Jul 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

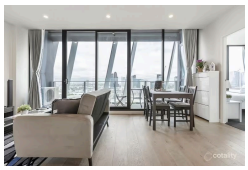
Address of comparable property	Price	Date of sale
1405/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205	$520,000	08-Jul-25
2705/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205	$515,000	03-Dec-24

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 6 months.

This Statement of Information was prepared on: 07 August 2025

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1405/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205

2 2 1

Sold Price RS **$520,000** Sold Date **08-Jul-25**

Distance **0km**



2705/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205

2 2 1

Sold Price **$515,000** Sold Date **03-Dec-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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