

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

301/148-150 WELLS 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

106/28 BANK STREET SOUTH MELBOURNE VIC 3205	\$580,000	23-Jan-26
31/63 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$585,000	05-Jan-25
201/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$590,000	05-Jan-26

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: 04 March 2026



106/28 BANK STREET SOUTH MELBOURNE VIC 3205

 2
  1
  1

Sold Price

^{RS} \$580,000 Sold Date 23-Jan-26

Distance 0km



31/63 DORCAS STREET SOUTH MELBOURNE VIC 3205

 2
  1
  1

Sold Price

\$585,000 Sold Date 05-Jan-25

Distance 0.09km



201/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205

 2
  1
  1

Sold Price

\$590,000 Sold Date 05-Jan-26

Distance 0km

RS = Recent sale

UN = Undisclosed Sale

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