

# 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

13/88 Wells Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$535,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Southbank

Period - From 15/05/2025 to 14/05/2026 Source Property Data

### 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	405/56 Dorcas St SOUTHBANK 3006	\$550,000	25/02/2026
2	706/79 Market St SOUTH MELBOURNE 3205	\$520,000	09/12/2025
3	37/1 Albert Rd MELBOURNE 3004	\$530,000	05/12/2025

**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.~~

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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$490,000 - \$535,000  
**Median Unit Price**  
15/05/2025 - 14/05/2026: \$565,000

## Comparable Properties



405/56 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 25/02/2026  
**Property Type:** Apartment



706/79 Market St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** Apartment



37/1 Albert Rd MELBOURNE 3004 (REI)

Agent Comments



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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