

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Southbank

Period - From 19/03/2025 to 18/03/2026 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	37/1 Albert Rd MELBOURNE 3004	\$530,000	05/12/2025
3	913/26 Southgate Av SOUTHBANK 3006	\$533,000	31/10/2025

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: 19/03/2026 11:35



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
19/03/2025 - 18/03/2026: \$560,000

Comparable Properties



405/56 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments



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



37/1 Albert Rd MELBOURNE 3004 (REI)

Agent Comments



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



913/26 Southgate Av SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$533,000
Method: Private Sale
Date: 31/10/2025
Rooms: 2
Property Type: Apartment

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



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