

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

27/88 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

25/08/2024

to

24/08/2025

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	6/7 Davidson St SOUTH YARRA 3141	\$547,500	09/07/2025
2	3903/7 Riverside Quay SOUTHBANK 3006	\$565,000	05/06/2025
3	1903/45 Clarke St SOUTHBANK 3006	\$550,000	04/06/2025

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:

25/08/2025 10:24



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Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
25/08/2024 - 24/08/2025: \$560,000

Comparable Properties



6/7 Davidson St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$547,500
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment

3903/7 Riverside Quay SOUTHBANK 3006 (REI/VG)

Agent Comments

1 1 1

Price: \$565,000
Method: Private Sale
Date: 05/06/2025
Rooms: 2
Property Type: Apartment



1903/45 Clarke St SOUTHBANK 3006 (VG)

Agent Comments

1 - -

Price: \$550,000
Method: Sale
Date: 04/06/2025
Property Type: Flat/Unit/Apartment (Res)