

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

2404/89 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

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

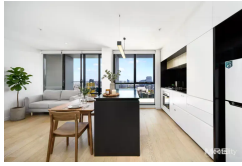
Date of sale

3702/63 HAIG STREET SOUTHBANK VIC 3006	\$360,000	27-Jan-26
3101/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$350,000	20-Nov-25
1001/43 HANCOCK STREET SOUTHBANK VIC 3006	\$370,000	19-Feb-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: 25 March 2026



**3702/63 HAIG STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$360,000** Sold Date **27-Jan-26**

Distance **0.65km**

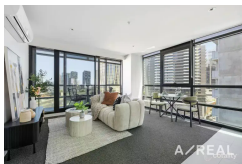


**3101/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$350,000** Sold Date **20-Nov-25**

Distance **0.79km**



**1001/43 HANCOCK STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price ^{RS} **\$370,000** Sold Date **19-Feb-26**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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