

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

602/148-150 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

\$449,000

or range
between

&

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

16/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$450,000	20-Jan-26
908/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$425,000	01-Oct-25
812/28 BANK STREET SOUTH MELBOURNE VIC 3205	\$481,000	24-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: 23 March 2026



**16/39 DORCAS STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$450,000** Sold Date **20-Jan-26**

Distance **0km**



**908/148-150 WELLS STREET
SOUTH MELBOURNE VIC 3205**

1 1 1

Sold Price **\$425,000** Sold Date **01-Oct-25**

Distance **0km**



**812/28 BANK STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price **\$481,000** Sold Date **24-Jan-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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