

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2025

to

31 Mar 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
508/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$415,000	20-Oct-25
86/69 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$448,000	10-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: 10 April 2026



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

 1  1  1

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

Distance **0km**



**508/38 BANK STREET SOUTH  
MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$415,000** Sold Date **20-Oct-25**

Distance **0.11km**



**86/69 DORCAS STREET SOUTH  
MELBOURNE VIC 3205**

 1  1  1

Sold Price <sup>RS</sup> **\$448,000** Sold Date **10-Feb-26**

Distance **0.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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