

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

103/167 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

\$310,000

&

\$341,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

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

202/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205	\$322,500	30-Jul-25
503/338 KINGS WAY SOUTH MELBOURNE VIC 3205	\$315,000	09-Jul-25
G04/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$350,000	23-Jul-25

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: 08 January 2026


**202/89 GLADSTONE STREET
SOUTH MELBOURNE VIC 3205**

 1
  1
  1

Sold Price **\$322,500** Sold Date **30-Jul-25**

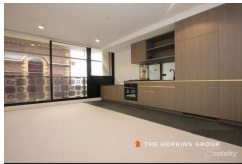
Distance **0.24km**


**503/338 KINGS WAY SOUTH
MELBOURNE VIC 3205**

 1
  1
  1

Sold Price **\$315,000** Sold Date **09-Jul-25**

Distance **1.97km**


**G04/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

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  1

Sold Price **\$350,000** Sold Date **23-Jul-25**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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