

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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

705/259 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$440,000	25-Jun-25
505/244-246 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$450,000	01-May-25
101/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205	\$420,000	28-May-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: 30 July 2025



**705/259 NORMANBY ROAD
SOUTH MELBOURNE VIC 3205**

 1  1  -

Sold Price ^{RS} **\$440,000** Sold Date **25-Jun-25**

Distance **0.16km**



**505/244-246 DORCAS STREET
SOUTH MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$450,000** Sold Date **01-May-25**

Distance **0.99km**



**101/74-76 EASTERN ROAD SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$420,000** Sold Date **28-May-25**

Distance **1.75km**

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

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