

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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

1304/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205	\$338,000	24-Jun-25
1403/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205	\$343,000	15-Oct-25
503/144 CLARENDON STREET SOUTHBANK VIC 3006	\$362,000	13-Jun-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: 10 November 2025


**1304/89 GLADSTONE STREET
SOUTH MELBOURNE VIC 3205**

 1
  1
  1

Sold Price **\$338,000** Sold Date **24-Jun-25**

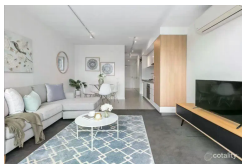
Distance **0.24km**


**1403/89 GLADSTONE STREET
SOUTH MELBOURNE VIC 3205**

 1
  1
  -

Sold Price ^{RS} **\$343,000** Sold Date **15-Oct-25**

Distance **0.24km**


**503/144 CLARENDON STREET
SOUTHBANK VIC 3006**

 1
  1
  1

Sold Price **\$362,000** Sold Date **13-Jun-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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