

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 18/100 Wells Street, Southbank, 3006

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$600,000.00 &  \$660,000.00

**Median sale price**

Median price  \$560,000.00 Property type  Unit/Apartment Suburb  SOUTHBANK  
 Period  Nov 2024 -  Nov 2025 Source  Property Data

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
1109/83 Queensbridge St SOUTHBANK 3006	\$605,000.00	7/11/2025
29/114 Dodds St SOUTHBANK 3006	\$625,000.00	2/10/2025
1/2 Moore St SOUTHBANK 3006	\$650,000.00	11/09/2025

This Statement of Information was prepared on:  Thursday 20th November 2025