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	801/338 KINGS WAY 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	$465,000	&	$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$553,185	Property type	Unit	Suburb	South Melbourne
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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.

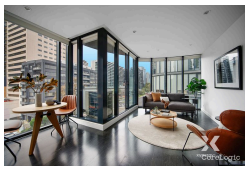
Address of comparable property	Price	Date of sale
505/338 KINGS WAY SOUTH MELBOURNE VIC 3205	$490,000	26-Sep-24
2404/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	$500,000	04-Oct-24
104/70 DORCAS STREET SOUTHBANK VIC 3006	$480,000	05-Oct-24

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: 25 March 2025

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505/338 KINGS WAY SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price **$490,000** Sold Date **26-Sep-24**

Distance **0km**

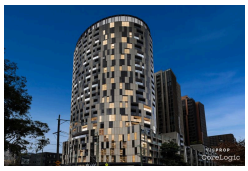


2404/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price **$500,000** Sold Date **04-Oct-24**

Distance **0.15km**



104/70 DORCAS STREET SOUTHBANK VIC 3006

2 1 1

Sold Price **$480,000** Sold Date **05-Oct-24**

Distance **0.53km**

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

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