

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

506/338 Kings Way, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$600,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Melbourne

Period - From

22/09/2025

to

21/09/2026

Source

Property Data

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 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
1	2906/151 City Rd SOUTHBANK 3006	\$600,000	24/08/2026
2	126/88 Southbank Blvd SOUTHBANK 3006	\$600,000	27/07/2026
3	608/442 St Kilda Rd MELBOURNE 3004	\$600,000	29/05/2026

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 six months.~~

This Statement of Information was prepared on:

22/09/2026 14:57

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Indicative Selling Price

\$600,000

Median Unit Price

22/09/2025 - 21/09/2026: \$490,000



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



2906/151 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 24/08/2026

Property Type: Apartment



126/88 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Expression of Interest

Date: 27/07/2026

Property Type: Apartment



608/442 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 29/05/2026

Property Type: Apartment

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840