

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

1404/7 Riverside Quay, Southbank Vic 3006

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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	9/333 Coventry St SOUTH MELBOURNE 3205	\$805,000	25/01/2026
2	304/201 Ferrars St SOUTH MELBOURNE 3205	\$822,500	09/12/2025
3	6/106 Southbank Blvd SOUTHBANK 3006	\$815,000	12/11/2025

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:

13/02/2026 16:11



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
December quarter 2025: \$555,000

Comparable Properties



9/333 Coventry St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 25/01/2026
Property Type: Apartment



304/201 Ferrars St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$822,500
Method: Private Sale
Date: 09/12/2025
Property Type: Apartment



6/106 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 12/11/2025
Property Type: Apartment
Land Size: 190 sqm approx

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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