

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

2505/26 Southgate Avenue, Southbank Vic 3006

Indicative selling price

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

Single price

\$2,650,000

Median sale price

Median price

\$532,500

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2025

to

30/06/2025

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	1801/318 Little Lonsdale St MELBOURNE 3000	\$2,850,000	07/08/2025
2	4001/63 La Trobe St MELBOURNE 3000	\$2,910,000	09/06/2025
3	3003/368 St Kilda Rd MELBOURNE 3004	\$2,900,000	10/04/2025

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:

11/08/2025 16:58



3 2 2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$2,650,000
Median Unit Price
June quarter 2025: \$532,500

Comparable Properties



1801/318 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

3 2 2

Price: \$2,850,000
Method: Private Sale
Date: 07/08/2025
Property Type: Apartment



4001/63 La Trobe St MELBOURNE 3000 (REI)

Agent Comments

3 2 2

Price: \$2,910,000
Method: Private Sale
Date: 09/06/2025
Property Type: Unit



3003/368 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$2,900,000
Method: Private Sale
Date: 10/04/2025
Property Type: Apartment