

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 2601 & 405P/245 City Road, Southbank Vic 3006

Indicative selling price

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

Single price \$538,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb Southbank

Period - From 01/07/2025

to 30/09/2025

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	3207/241 City Rd SOUTHBANK 3006	\$535,000	17/10/2025
2	906/163 City Rd SOUTHBANK 3006	\$525,000	22/09/2025
3	2208/151 City Rd SOUTHBANK 3006	\$535,000	22/05/2025

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:

27/10/2025 10:46



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$538,000
Median Unit Price
September quarter 2025: \$525,000

Comparable Properties



3207/241 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment



906/163 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment



2208/151 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment

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