

# 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

2003/245 City Road, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$560,000

### 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	1707/45 Clarke St SOUTHBANK 3006	\$565,000	29/09/2025
2	703/220 Spencer St MELBOURNE 3000	\$598,000	22/05/2025
3	3808/11 Bale Cirt SOUTHBANK 3006	\$565,000	01/05/2025

**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:

20/10/2025 12:08



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$560,000  
**Median Unit Price**  
September quarter 2025: \$525,000

## Comparable Properties



**1707/45 Clarke St SOUTHBANK 3006 (REI)**

**Agent Comments**

2 2 1

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 29/09/2025  
**Property Type:** Apartment



**703/220 Spencer St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$598,000  
**Method:** Private Sale  
**Date:** 22/05/2025  
**Property Type:** Apartment



**3808/11 Bale Cirt SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

2 2 -

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 01/05/2025  
**Property Type:** Apartment

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



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