

# 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 709/26 Southgate Avenue, Southbank Vic 3006

### Indicative selling price

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

Single price \$680,000

### 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	403/9 Eades St EAST MELBOURNE 3002	\$630,000	08/03/2026
2	619/1 Queensbridge Sq SOUTHBANK 3006	\$635,000	08/03/2026
3	205/9 Smith St FITZROY 3065	\$650,000	13/02/2026

**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:

07/04/2026 10:43



**Rooms:** 2  
**Property Type:** Flat  
**Land Size:** 1881.229 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$680,000  
**Median Unit Price**  
 December quarter 2025: \$555,000

## Comparable Properties



**403/9 Eades St EAST MELBOURNE 3002 (REI)**

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 08/03/2026  
**Property Type:** Apartment



**619/1 Queensbridge Sq SOUTHBANK 3006 (REI)**

Agent Comments



**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 08/03/2026  
**Property Type:** Apartment



**205/9 Smith St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 13/02/2026  
**Property Type:** Apartment

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



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