

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

Single price

\$695,000

Median sale price

Median price

\$570,500

Property Type

Unit

Suburb

Southbank

Period - From

01/01/2025

to

31/03/2025

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	13/333 Coventry St SOUTH MELBOURNE 3205	\$545,000	29/04/2025
2	15/66 Montague St SOUTH MELBOURNE 3205	\$590,000	24/04/2025
3	2403/1 Freshwater PI SOUTHBANK 3006	\$640,000	02/04/2025

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:

22/05/2025 14:57



1 1 1

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

Indicative Selling Price
\$695,000
Median Unit Price
March quarter 2025: \$570,500

Comparable Properties



13/333 Coventry St SOUTH MELBOURNE 3205 (REI)

Agent Comments

1 1 1

Price: \$545,000
Method: Private Sale
Date: 29/04/2025
Property Type: Apartment



15/66 Montague St SOUTH MELBOURNE 3205 (REI)

Agent Comments

1 1 1

Price: \$590,000
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment



2403/1 Freshwater Pl SOUTHBANK 3006 (REI/VG)

Agent Comments

1 1 1

Price: \$640,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment