

70 Southbank Boulevard

Southbank VIC 3006

🚗 3 🚶 3 🚗 2

🏠 Land: 81m² 🏠 Floor: 172m²

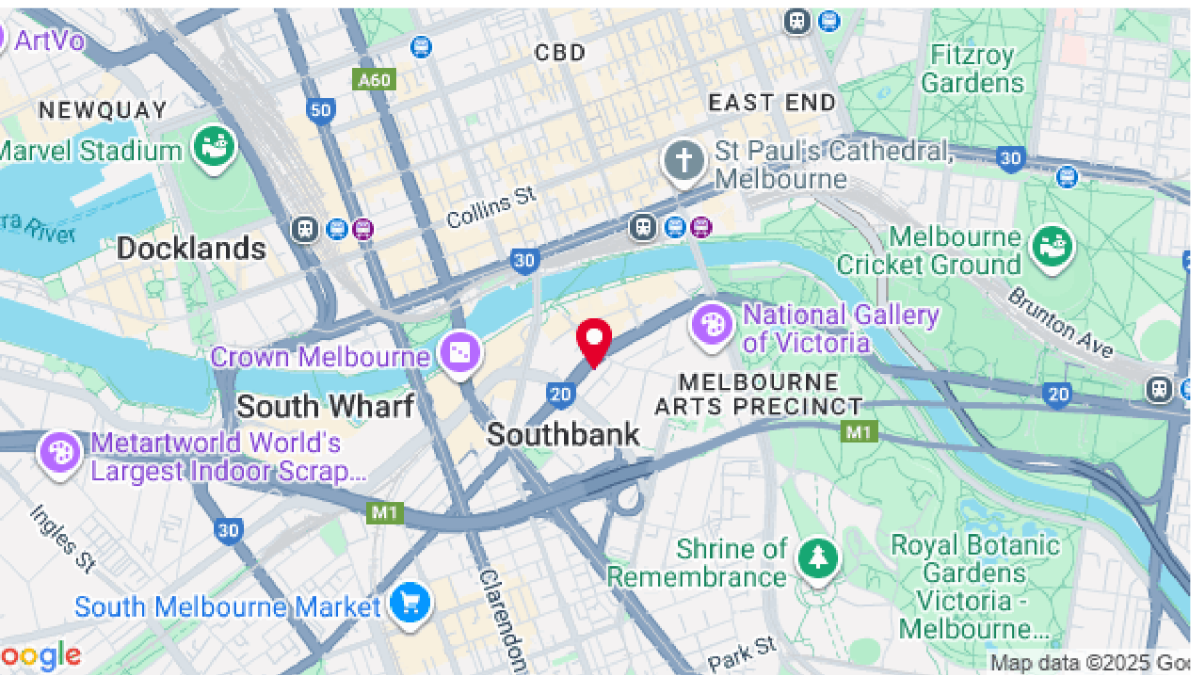
Unit | Built: 2019

Hayley Tran
Inner Real Estate

0417 477 258
hayley@ire.com.au



TARGET PROPERTY



Property history

| Date | Price | Event Type | Days Listed |
|------------|----------------------------|------------|-------------|
| NOW | \$1,584,000 to \$1,630,000 | Active | 508 days |
| 24/03/2024 | Contact Agent | No sale | 603 days |
| 18/12/2023 | \$640,000 - \$670,000 | Withdrawn | |
| 09/11/2023 | \$2,800,000 | Withdrawn | |
| 17/03/2023 | \$1,550,000 to \$1,650,000 | Withdrawn | |
| 11/03/2023 | \$9,353,400 | Sold | |
| 27/10/2022 | Contact Agent | Withdrawn | |
| 23/05/2022 | Contact agent for details | Withdrawn | |



SOLD PROPERTIES



9502/70 Southbank Bvd

Southbank VIC 3006

3 - - Land: 2644m² -

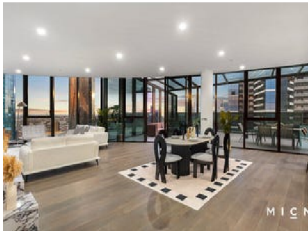
Price / m² - Year built -

Distance 0.0km Property type Unit

\$2,500,000

Last sold 02 May 2025

days on site



4902/81 City Road

Southbank VIC 3006

3 3 2 Land: 2334m² Floor: 267m²

Price / m² \$10,486 Year built -

Distance 0.2km Property type Unit

\$2,800,000

Last sold 14 Aug 2025

142 days on site



2808/7 Riverside Qy

Southbank VIC 3006

3 - - Land: 4504m² -

Price / m² - Year built -

Distance 0.2km Property type Unit

\$2,850,000

Last sold 03 Jul 2025

days on site



1407/250 St Kilda Road

Southbank VIC 3006

3 2 2 Land: 7177m² -

Price / m² - Year built 2001

Distance 0.6km Property type Unit

\$2,650,000

Last sold 10 Oct 2025

25 days on site



2505/26 Southgate Avenue

Southbank VIC 3006

3 2 2 Land: 1881m² -

Price / m² -

Year built -

Distance 0.4km

Property type Unit

\$2,655,000

Last sold 20 Aug 2025

6 days on site



FOR SALE PROPERTIES



9201/70 Southbank Boulevard

Southbank VIC 3006

3 3 2 - Floor: 180m²

Price / m² - Year built -

Distance 0.0km Property type Unit

\$2,720,000

Listed on 01 Aug 2025

108 days on site



6201/35 Queensbridge Street

Southbank VIC 3006

3 3 2 - Floor: 180m²

Price / m² - Year built -

Distance 0.2km Property type Unit

\$2,998,000

Listed on 10 Apr 2025

221 days on site



MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Southbank market snapshot in the last 12 months

For 3 bed units in Southbank. Trend data is calculated based on a rolling twelve month period.

Median sale price

\$955k

↓ Down 4.5% from this time last year

Sold volume

73

↓ Down 11.6% from this time last year

Price growth

-4.5%

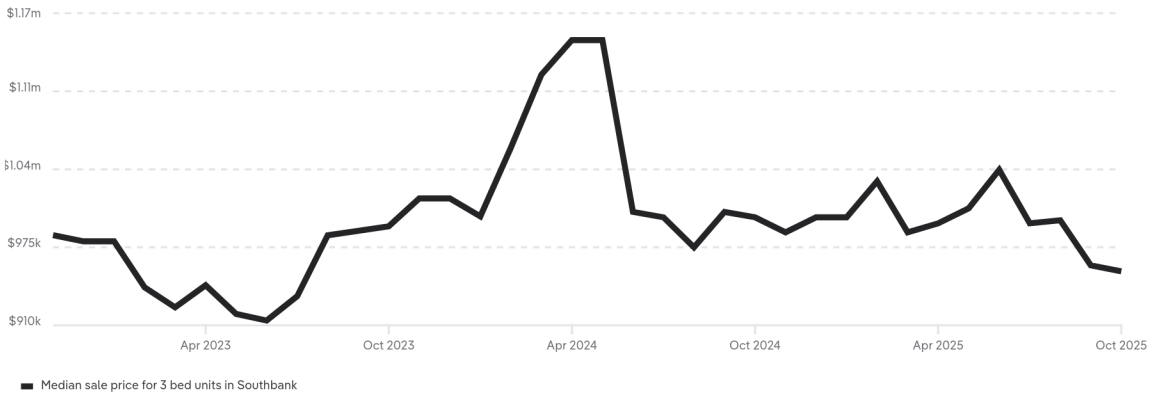
Median days on market

54 days

↑ Up 8% from this time last year

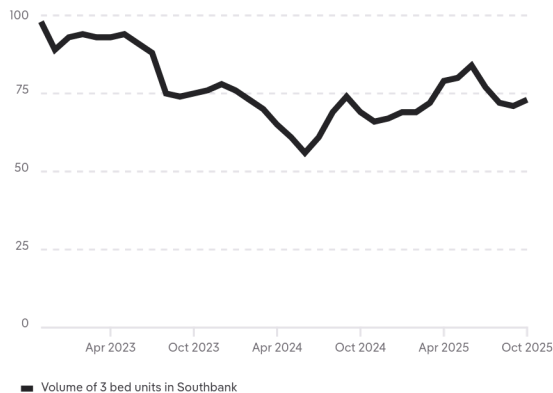
Median sale price - 3 year trend

Showing the median sale price of 3 bed units in Southbank



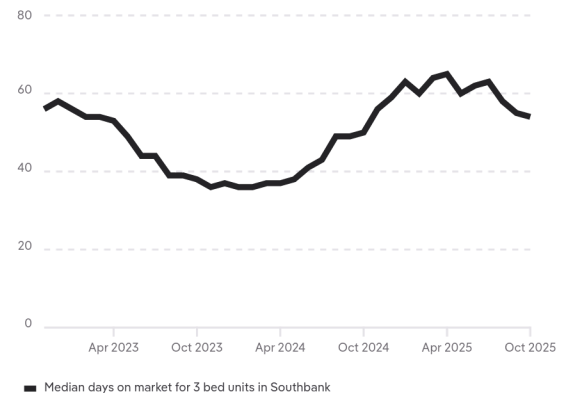
Properties sold - 3 year trend

Showing how many 3 bed units in Southbank have sold



Median days on market - 3 year trend

Showing how long it takes 3 bed units in Southbank to sell





Demand for similar properties

Market activity on realestate.com.au for 3 bed units in Southbank

Potential buyers

757

↓ Down 5.5% from this time last week

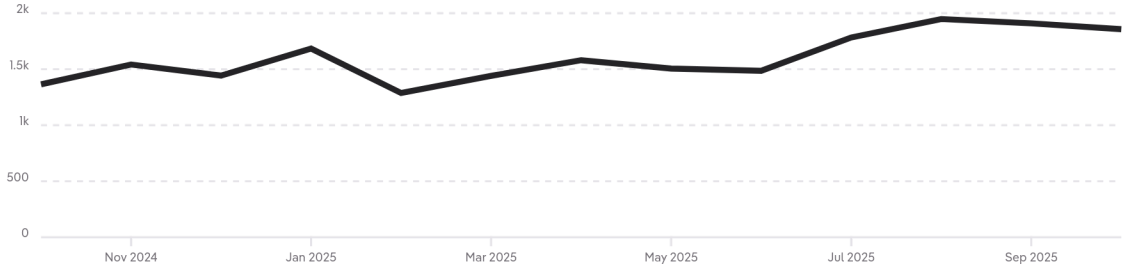
Similar for sale

42

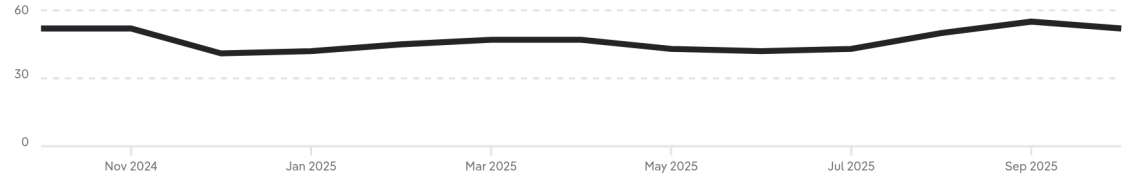
↓ Down 4.5% from this time last week

Potential buyers

Showing the number of people who are seriously interested in listings for 3 bed units in Southbank on realestate.com.au



Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

70 Southbank Boulevard

Southbank VIC 3006

3 3 2 81m² | Unit

2580000-2838000

MY SALE ESTIMATE

Please note, this is an estimated price range of \$2,580,000-\$2,838,000. This is based on the current market conditions and properties that are currently listed for sale and have sold in the last 12 months.



COPYRIGHT AND LEGAL DISCLAIMERS ABOUT PROPERTY DATA



Some of the information displayed in this document is based on historical and current data supplied to Proptrack Pty Ltd by third parties including State government agencies. Proptrack does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors in this information. The information should not be regarded as advice or relied upon by your or any other person and Proptrack recommends that you seek professional advice before making any property decisions.

Victorian Data

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

 PropTrack is part of  REAGroup