

Statement of Information

Single residential property located in the Melbourne metropolitan area

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Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3910/81 City Road, Southbank, 3006

Indicative selling price

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

Single price \$1,300,000.00 or range between &

Median sale price

Median price \$555,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - Jul 2024 to Jun 2025 Source REIV

Comparable property sales

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
1702/39 Caravel La DOCKLANDS 3008	\$1,290,000.00	22/08/2025
2805N/889 Collins St DOCKLANDS 3008	\$1,310,000.00	26/05/2025
2006/9 Power St SOUTHBANK 3006	\$1,330,000.00	10/04/2025

This Statement of Information was prepared on: Thursday 02nd October 2025