Statement of Information



Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale							
Addres							
Including suburb an	1 807/163 City Road, Southbank, 3006						

ncluding suburb and postcode 807/163 City Road, Southbank,

Indicative selling price

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

Single price or range between \$590,000.00 & \$640,	0,000.00
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Median sale price

Median price		\$555,000.00	Property	y type	Unit/Apartment	Suburb	SOUTHBANK	
Period - From	Jul 202	4	to	Jun 20	025		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
301/56 Dorcas St SOUTHBANK 3006	\$625,000.00	18/09/2025
68/83 Whiteman St SOUTHBANK 3006	\$597,500.00	29/08/2025
3605/1 Balston St SOUTHBANK 3006	\$632,000.00	26/08/2025

This Statement of Information was prepared on: Tuesday 23rd September 2025

