

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

2207/241 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$488,000 & \$518,000

Median sale price

Median price \$593,000 Property Type Unit Suburb Southbank

Period - From 18/02/2024 to 17/02/2025 Source Property Data

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 | 2302/200 Spencer St MELBOURNE 3000 | \$517,500 | 22/01/2025 |
| 2 | 1019/60 Siddeley St DOCKLANDS 3008 | \$518,000 | 02/10/2024 |
| 3 | 512/25 Coventry St SOUTHBANK 3006 | \$512,000 | 06/09/2024 |

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:

18/02/2025 10:34



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$488,000 - \$518,000

Median Unit Price

18/02/2024 - 17/02/2025: \$593,000

Comparable Properties



2302/200 Spencer St MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$517,500

Method: Private Sale

Date: 22/01/2025

Rooms: 3

Property Type: Unit



1019/60 Siddeley St DOCKLANDS 3008 (REI)

Agent Comments

2
 1
 1

Price: \$518,000

Method: Private Sale

Date: 02/10/2024

Property Type: Unit



512/25 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 1
 1

Price: \$512,000

Method: Private Sale

Date: 06/09/2024

Property Type: Apartment

Land Size: 70 sqm approx

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822