

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

7/1 Riverside Quay, Southbank Vic 3006

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

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	6113/648 Lonsdale St MELBOURNE 3000	\$1,000,000	07/03/2025
2	1704/9 Power St SOUTHBANK 3006	\$935,000	28/02/2025
3	1101/8 Kavanagh St SOUTHBANK 3006	\$946,800	19/02/2025

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:

23/05/2025 15:34



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

March quarter 2025: \$570,500

Comparable Properties



6113/648 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

2
 2
 1

Price: \$1,000,000

Method: Private Sale

Date: 07/03/2025

Property Type: Apartment



1704/9 Power St SOUTHBANK 3006 (REI)

Agent Comments

2
 2
 1

Price: \$935,000

Method: Private Sale

Date: 28/02/2025

Property Type: Apartment

Land Size: 93.90 sqm approx

Smaller apartment, and higher Owners Corp fees.



1101/8 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 2
 1

Price: \$946,800

Method: Private Sale

Date: 19/02/2025

Property Type: Apartment

No balcony, and view to be compromised.

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