

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 318/173 City Road, Southbank, 3006

Indicative selling price

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

Single price or range between \$659,000.00 & \$699,000.00

Median sale price

Median price \$506,500.00 Property type Unit/Apartment Suburb SOUTHBANK
 Period Apr 2024 - Mar 2025 Source Corelogic

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
248/183 CITY ROAD SOUTHBANK VIC 3006	\$651,888.00	2/11/2024
1901/152-166 STURT STREET SOUTHBANK VIC 3006	\$645,000.00	18/12/2024
1901/152-166 STURT STREET SOUTHBANK VIC 3006	\$650,000.00	4/02/2025

This Statement of Information was prepared on: Wednesday 02nd April 2025