

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 340/173 City Road, Southbank, 3006

Indicative selling price

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

Single price or range between \$850,000.00 & \$930,000.00

Median sale price

Median price \$506,500.00 Property type Unit/Apartment Suburb SOUTHBANK
 Period - Mar 2024 to Feb 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
225/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$930,000.00	27/02/2025
412/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$925,000.00	4/03/2025
207/79 WHITEMAN STREET SOUTHBANK VIC 3006	\$890,000.00	2/03/2025

This Statement of Information was prepared on: Friday 04th April 2025