

## 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	3/85 Dodds Street, Southbank, 3006			
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	÷	or range between \$900,000.0	0 &	\$950,000.00
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Median sale price				
Median price \$590,0	00.00 Pro	operty type Unit/Apartment	Suburb SOUTH	BANK
Period - Feb 2024 From		to Feb 2025	Source	Property Data
Comparable property sales				
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: Friday 14th March 2025				
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