

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

603/83 Queensbridge Street, Southbank Vic 3006

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Southbank

Period - From

20/03/2024

to

19/03/2025

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	2010/199 William St MELBOURNE 3000	\$655,000	04/02/2025
2	357/183 City Rd SOUTHBANK 3006	\$658,111	10/12/2024
3	3909/151 City Rd SOUTHBANK 3006	\$658,000	16/10/2024

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:

20/03/2025 16:43



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$630,000 - \$660,000
Median Unit Price
20/03/2024 - 19/03/2025: \$590,000

Comparable Properties



2010/199 William St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 1

Price: \$655,000
Method: Private Sale
Date: 04/02/2025
Property Type: Apartment

357/183 City Rd SOUTHBANK 3006 (VG)

Agent Comments

2 - -

Price: \$658,111
Method: Sale
Date: 10/12/2024
Property Type: Flat/Unit/Apartment (Res)



3909/151 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$658,000
Method: Private Sale
Date: 16/10/2024
Property Type: Apartment
Land Size: 82 sqm approx