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 490	/81 City Road, Southbank Vic 3006
cluding suburb and	•
postcode	
•	

Indicative selling price

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

Single price \$3,388,000

Median sale price

Median price \$575	5,000 Pro	operty Type	Unit		Suburb	Southbank
Period - From 04/0	06/2024 to	03/06/2025		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

Address of comparable property		Price	Date of sale
1	6/112 Millswyn St SOUTH YARRA 3141	\$5,700,000	22/05/2025
2	5104/63 La Trobe St MELBOURNE 3000	\$3,050,000	15/04/2025
3	5201/11 Bale Cirt SOUTHBANK 3006	\$2,950,000	04/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/06/2025 17:19









Property Type: Apartment Agent Comments

Indicative Selling Price \$3,388,000 Median Unit Price 04/06/2024 - 03/06/2025: \$575,000

Comparable Properties



6/112 Millswyn St SOUTH YARRA 3141 (REI)

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3 2

Price: \$5,700,000 **Method:** Private Sale **Date:** 22/05/2025

Property Type: Apartment

Agent Comments



5104/63 La Trobe St MELBOURNE 3000 (VG)

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Price: \$3,050,000 **Method:** Sale

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Date: 15/04/2025 **Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

5201/11 Bale Cirt SOUTHBANK 3006 (VG)

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 \Box

Price: \$2,950,000 Method: Sale Date: 04/04/2025

Property Type: Strata Unit/Flat

Agent Comments

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





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