

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 4902/81 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Southbank

Period - From 17/02/2024 to 16/02/2025 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	154/350 St Kilda Rd MELBOURNE 3004	\$3,600,000	21/12/2024
2	1804/8 Bowen Cr MELBOURNE 3004	\$3,650,000	30/09/2024
3	6604/18 Hoff Blvd SOUTHBANK 3006	\$3,790,000	03/09/2024

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: 17/02/2025 15:05



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,800,000

Median Unit Price

17/02/2024 - 16/02/2025: \$595,000

Comparable Properties



154/350 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$3,600,000

Method: Private Sale

Date: 21/12/2024

Property Type: Apartment



1804/8 Bowen Cr MELBOURNE 3004 (VG)

Agent Comments



Price: \$3,650,000

Method: Sale

Date: 30/09/2024

Property Type: Subdivided Flat - Single OYO Flat

6604/18 Hoff Blvd SOUTHBANK 3006 (VG)

Agent Comments



Price: \$3,790,000

Method: Sale

Date: 03/09/2024

Property Type: Strata Unit/Flat

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



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