

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

318/173 CITY ROAD SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$659,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

248/183 CITY ROAD SOUTHBANK VIC 3006	\$651,888	02-Nov-24
1901/152-166 STURT STREET SOUTHBANK VIC 3006	\$645,000	18-Dec-24
310/65 COVENTRY STREET SOUTHBANK VIC 3006	\$650,000	04-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 02 April 2025



**248/183 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price

\$651,888

Sold Date **02-Nov-24**

Distance

0km



**1901/152-166 STURT STREET
SOUTHBANK VIC 3006**

2 2 1

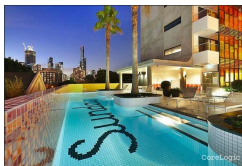
Sold Price

\$645,000

Sold Date **18-Dec-24**

Distance

0.35km



**310/65 COVENTRY STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$650,000

Sold Date **04-Feb-25**

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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