

# 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 36/1 Riverside Quay, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$570,500 Property Type Unit Suburb Southbank

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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	103/422 Collins St MELBOURNE 3000	\$820,000	19/02/2025
2	9/333 Coventry St SOUTH MELBOURNE 3205	\$770,000	03/12/2024
3	35/333 Coventry St SOUTH MELBOURNE 3205	\$765,000	25/11/2024

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: 10/04/2025 12:01



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

March quarter 2025: \$570,500

## Comparable Properties



103/422 Collins St MELBOURNE 3000 (REI)

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Agent Comments

No car space, but partly refurbished.

Price: \$820,000

Method: Private Sale

Date: 19/02/2025

Property Type: Apartment



9/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG)

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Agent Comments

Price: \$770,000

Method: Private Sale

Date: 03/12/2024

Property Type: Apartment



35/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG)

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Agent Comments

Price: \$765,000

Method: Private Sale

Date: 25/11/2024

Property Type: Apartment

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



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