

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

307/152-166 STURT STREET 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 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

1901/152-166 STURT STREET SOUTHBANK VIC 3006	\$645,000	07-Jan-25
2013/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$684,999	05-Dec-24
3909/151 CITY ROAD SOUTHBANK VIC 3006	\$658,000	01-Oct-24

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: 13 February 2025



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

2 2 1

Sold Price

^{RS} **\$645,000**

Sold Date **07-Jan-25**

Distance **0km**



**2013/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$684,999

Sold Date **05-Dec-24**

Distance **0.26km**



**3909/151 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price

\$658,000

Sold Date **01-Oct-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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