

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 809/25 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Single price \$340,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Southbank

Period - From 20/01/2024

to 19/01/2025

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	703/89 Gladstone St SOUTH MELBOURNE 3205	\$340,000	18/12/2024
2	2914/70 Southbank Blvd SOUTHBANK 3006	\$335,000	20/11/2024
3	1912/70 Dorcas St SOUTHBANK 3006	\$338,000	15/11/2024

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:

20/01/2025 15:45



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$340,000

Median Unit Price

20/01/2024 - 19/01/2025: \$600,000

Comparable Properties



703/89 Gladstone St SOUTH MELBOURNE 3205 (REI)

Agent Comments

1
 1
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Price: \$340,000

Method: Private Sale

Date: 18/12/2024

Property Type: Apartment



2914/70 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments

1
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Price: \$335,000

Method: Private Sale

Date: 20/11/2024

Property Type: Apartment



1912/70 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments

1
 1
 -

Price: \$338,000

Method: Private Sale

Date: 15/11/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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