

## 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

4411/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 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

4002/283 CITY ROAD SOUTHBANK VIC 3006	719000	04-Sep-24
2110/163 CITY ROAD SOUTHBANK VIC 3006	605000	19-Oct-24
3105/1-13 BALSTON STREET SOUTHBANK VIC 3006	600000	13-Jan-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.~~

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**4002/283 CITY ROAD  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **719000** Sold Date **04-Sep-24**

Distance **0.53km**



**2110/163 CITY ROAD SOUTHBANK  
VIC 3006**

2 1 -

Sold Price **605000** Sold Date **19-Oct-24**

Distance **0.18km**



**3105/1-13 BALSTON STREET  
SOUTHBANK VIC 3006**

2 1 -

Sold Price <sup>RS</sup> **600000** <sup>UN</sup> Sold Date **13-Jan-25**

Distance **0.25km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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