

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

136/120-150 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 2024

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

99/120-150 STURT STREET SOUTHBANK VIC 3006	\$760,000	09-Sep-24
1/112 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$770,000	12-Jul-24
23/88 WELLS STREET SOUTHBANK VIC 3006	\$726,000	12-Sep-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: 05 January 2025



**99/120-150 STURT STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$760,000** Sold Date **09-Sep-24**

Distance **0km**



**1/112 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$770,000** Sold Date **12-Jul-24**

Distance **0.14km**



**23/88 WELLS STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$726,000** Sold Date **12-Sep-24**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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