

# 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

8505/70 Southbank Boulevard, 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

\$2,250,000

&

\$2,290,000

### Median sale price

Median price

\$565,000

Property type

Unit

Suburb

Southbank

Period - From

01/02/2024

to

31/01/2025

Source



### 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
504/250 St Kilda Road, Southbank, VIC 3006	\$2,375,000	07/09/2024
1709/433 Collins Street, Melbourne, VIC 3000	\$2,300,000	14/09/2024
703/279 Wellington Parade South, East Melbourne, VIC 3002	\$2,300,000	11/11/2024

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: 13/02/2025