

## 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

2905/9 POWER 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

\$980,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 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

1705/9 POWER STREET SOUTHBANK VIC 3006	\$915,000	19-Sep-24
4407/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$872,500	12-Sep-24
5918/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$974,000	12-Jul-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: 21 January 2025

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**1705/9 POWER STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$915,000** Sold Date **19-Sep-24**

Distance **0km**



**4407/35 QUEENS BRIDGE STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$872,500** Sold Date **12-Sep-24**

Distance **0km**



**5918/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$974,000** Sold Date **12-Jul-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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