

# 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

1710/25 Coventry 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)

Range between \$800,000 & \$840,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Southbank

Period - From 31/05/2023 to 30/05/2024 Source REIV

### 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	2510/63 Whiteman St SOUTHBANK 3006	\$850,000	16/04/2024
2	307/102 Wells St SOUTHBANK 3006	\$831,000	18/05/2024
3	5101/35 Queensbridge St SOUTHBANK 3006	\$828,000	08/03/2024

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:

31/05/2024 13:57



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$800,000 - \$840,000

**Median Unit Price**

31/05/2023 - 30/05/2024: \$610,000

## Comparable Properties



**2510/63 Whiteman St SOUTHBANK 3006 (REI)** Agent Comments



**Price:** \$850,000

**Method:** Expression of Interest

**Date:** 16/04/2024

**Property Type:** Apartment



**307/102 Wells St SOUTHBANK 3006 (REI)** Agent Comments



**Price:** \$831,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Apartment

**Land Size:** 107 sqm approx



**5101/35 Queensbridge St SOUTHBANK 3006 (REI/VG)** Agent Comments



**Price:** \$828,000

**Method:** Private Sale

**Date:** 08/03/2024

**Property Type:** Apartment

**Land Size:** 90 sqm approx

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