

## 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

5507/35 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

\$880,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 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

3904/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,125,000	15-Apr-24
3701/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$878,000	19-Mar-24
4102/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$860,000	22-Apr-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: 18 September 2024

Patricia Destito  
P 03 9696 8869  
M 03 9696 8869  
E trishd@melcorp.com.au



**3904/35 QUEENS BRIDGE STREET**  
**SOUTHBANK VIC 3006**

Sold Price **\$1,125,000** Sold Date **15-Apr-24**

2 2 1

Distance **0km**



**3701/35 QUEENS BRIDGE STREET**  
**SOUTHBANK VIC 3006**

Sold Price **\$878,000** Sold Date **19-Mar-24**

2 2 1

Distance **0.01km**



**4102/60 KAVANAGH STREET**  
**SOUTHBANK VIC 3006**

Sold Price **\$860,000** Sold Date **22-Apr-24**

2 2 1

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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