

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

5405/35 QUEENS BRIDGE 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

\$1,580,000

&

\$1,630,000

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

3301/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,550,000	04-Sep-24
8007/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,520,000	21-Aug-24
1204/368 ST KILDA ROAD MELBOURNE VIC 3004	\$1,755,000	13-Aug-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: 28 January 2025

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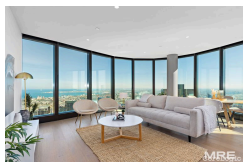


**3301/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

3 2 2

Sold Price **\$1,550,000** Sold Date **04-Sep-24**

Distance **0.15km**

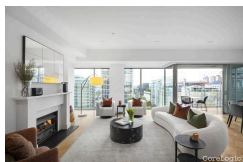


**8007/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 2 2

Sold Price **\$1,520,000** Sold Date **21-Aug-24**

Distance **0.22km**



**1204/368 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,755,000** Sold Date **13-Aug-24**

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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