

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

12/77-81 COVENTRY 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2024

to

31 Mar 2025

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

1007/56 DORCAS STREET SOUTHBANK VIC 3006	\$1,030,000	12-Dec-24
2910/81 CITY ROAD SOUTHBANK VIC 3006	\$1,030,000	27-Jan-25
4110/81 CITY ROAD SOUTHBANK VIC 3006	\$1,090,000	22-Jan-25

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: 09 April 2025



**1007/56 DORCAS STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$1,030,000** Sold Date **12-Dec-24**

Distance **0.06km**

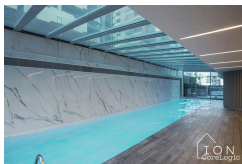


**2910/81 CITY ROAD SOUTHBANK
VIC 3006**

3 2 1

Sold Price Sold Date **27-Jan-25**

Distance **0.88km**



**4110/81 CITY ROAD SOUTHBANK
VIC 3006**

3 2 1

Sold Price ^{RS} **\$1,090,000** Sold Date **22-Jan-25**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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