

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 1211/180 City Road, Southbank, 3006

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between \$429,000.00 & \$469,000.00

**Median sale price**

Median price \$590,000.00 Property type Unit/Apartment Suburb SOUTHBANK  
 Period - From Oct 2023 to Sep 2024 Source REIV

**Comparable property sales**

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
276/183 City Rd SOUTHBANK 3006	\$430,000.00	28/10/2024
1506/83 Queens Bridge St SOUTHBANK 3006	\$450,000.00	15/10/2024
10/100 Kavanagh St SOUTHBANK 3006	\$455,000.00	13/08/2024

This Statement of Information was prepared on: Tuesday 12th November 2024