

## 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

1308/135 CITY ROAD 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

or range  
between

\$280,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

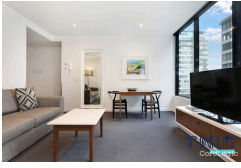
Date of sale

1210/135 CITY ROAD SOUTHBANK VIC 3006	\$310,000	14-Jul-23
1612/135 CITY ROAD SOUTHBANK VIC 3006	\$295,000	15-Nov-24
3001/135 CITY ROAD SOUTHBANK VIC 3006	\$315,000	20-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: 21 November 2024



**1210/135 CITY ROAD SOUTHBANK  
 VIC 3006**

Sold Price **\$310,000** Sold Date **14-Jul-23**

1 1 -

Distance **0km**



**1612/135 CITY ROAD SOUTHBANK  
 VIC 3006**

Sold Price <sup>RS</sup> **\$295,000** Sold Date **15-Nov-24**

1 1 -

Distance **0km**



**3001/135 CITY ROAD SOUTHBANK  
 VIC 3006**

Sold Price **\$315,000** Sold Date **20-Aug-24**

1 1 -

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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