

## 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

1702/61 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

\$430,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 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

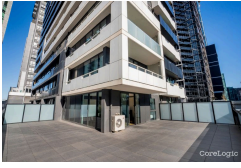
Date of sale

802/61 CITY ROAD SOUTHBANK VIC 3006	\$488,000	12-Sep-24
907/61 CITY ROAD SOUTHBANK VIC 3006	\$458,000	25-Oct-24
2107/61 CITY ROAD SOUTHBANK VIC 3006	\$450,000	06-Feb-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: 10 February 2025



**802/61 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price **\$488,000** Sold Date **12-Sep-24**

2 2 -

Distance **0km**



**907/61 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price **\$458,000** Sold Date **25-Oct-24**

2 2 -

Distance **0km**



**2107/61 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price <sup>RS</sup> **\$450,000** Sold Date **06-Feb-25**

2 2 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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