

## 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

1505/83 QUEENS BRIDGE STREET 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

\$799,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

805/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$820,000	16-May-24
1705/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$800,000	31-Jul-24
700/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$806,888	23-Apr-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: 15 October 2024

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**805/83 QUEENS BRIDGE STREET  
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$820,000** Sold Date **16-May-24**

Distance **0km**



**1705/83 QUEENS BRIDGE STREET  
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$800,000** Sold Date **31-Jul-24**

Distance **0km**



**700/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$806,888** Sold Date **23-Apr-24**

Distance **0.18km**

RS = Recent sale      UN = Undisclosed Sale

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