

## 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

2403/1-9 FRESHWATER PLACE 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

\$650,000

&

\$680,000

### 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

4402/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$650,000	12-Nov-24
3104/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$787,000	05-Oct-24
3509/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$610,000	25-Oct-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: 27 February 2025

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**4402/1 QUEENSBRIDGE SQUARE  
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$650,000** Sold Date **12-Nov-24**

Distance **0km**



**3104/1-9 FRESHWATER PLACE  
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$787,000** Sold Date **05-Oct-24**

Distance **0km**



**3509/1-9 FRESHWATER PLACE  
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$610,000** Sold Date **25-Oct-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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