

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 2011/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Southbank

Period - From 10/03/2024 to 09/03/2025 Source Property Data

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 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
1	207/274 Coventry St SOUTH MELBOURNE 3205	\$567,000	18/02/2025
2	4803/7 Riverside Quay SOUTHBANK 3006	\$575,000	15/02/2025
3	2609/1 Freshwater PI SOUTHBANK 3006	\$620,000	26/09/2024

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 six months.~~

This Statement of Information was prepared on: 10/03/2025 16:16



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
10/03/2024 - 09/03/2025: \$590,000

Comparable Properties



207/274 Coventry St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$567,000
Method: Private Sale
Date: 18/02/2025
Property Type: Apartment



4803/7 Riverside Quay SOUTHBANK 3006 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 15/02/2025
Property Type: Apartment



2609/1 Freshwater PI SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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