

## 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

2611/151 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

\$475,000

&

\$515,000

### 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

3003/180 CITY ROAD SOUTHBANK VIC 3006	\$507,150	04-Oct-24
12/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$510,000	05-Sep-24
2107/70 DORCAS STREET SOUTHBANK VIC 3006	\$505,000	11-Nov-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.~~

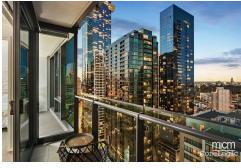
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**3003/180 CITY ROAD SOUTHBANK VIC 3006** Sold Price

**\$507,150** Sold Date **04-Oct-24**

2 1 1

Distance **0.13km**



**12/100 KAVANAGH STREET SOUTHBANK VIC 3006** Sold Price

**\$510,000** Sold Date **05-Sep-24**

2 1 1

Distance **0.17km**



**2107/70 DORCAS STREET SOUTHBANK VIC 3006** Sold Price

**<sup>RS</sup>\$505,000** Sold Date **11-Nov-24**

2 1 1

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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