

# 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

309/320 St Kilda 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)

Range between \$575,000 & \$600,000

### Median sale price

Median price \$570,500 Property Type Unit Suburb Southbank

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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	93/88 Wells St SOUTHBANK 3006	\$580,000	03/09/2024
2	6/116 Dodds St SOUTHBANK 3006	\$588,000	19/08/2024
3	25/106 Southbank Blvd SOUTHBANK 3006	\$605,000	21/08/2024

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:

07/04/2025 11:10



2 1 2

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$575,000 - \$600,000  
Median Unit Price  
March quarter 2025: \$570,500

## Comparable Properties



93/88 Wells St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000  
Method: Private Sale  
Date: 03/09/2024  
Property Type: Apartment



6/116 Dodds St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$588,000  
Method: Private Sale  
Date: 19/08/2024  
Property Type: Apartment



25/106 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000  
Method: Private Sale  
Date: 21/08/2024  
Property Type: Apartment

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700