Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	109/221 Sturt Street, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$515,000	&	\$550,000

Median sale price

Median price	\$570,500	Pro	perty 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

	areas or comparable property	1 1100	Date of Sale
1	29/39 Dorcas St SOUTH MELBOURNE 3205	\$531,666	25/03/2025
2	3408/18 Hoff Blvd SOUTHBANK 3006	\$550,000	18/03/2025
3	1204/60 Dorcas St SOUTHBANK 3006	\$540,000	04/02/2025

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:	27/06/2025 07:08



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$515,000 - \$550,000 **Median Unit Price** March quarter 2025: \$570,500

Comparable Properties

29/39 Dorcas St SOUTH MELBOURNE 3205 (VG)



Agent Comments

Price: \$531,666 Method: Sale Date: 25/03/2025

Property Type: Subdivided Flat - Single OYO Flat

3408/18 Hoff Blvd SOUTHBANK 3006 (REI/VG)







Agent Comments

Price: \$550,000 Method: Private Sale Date: 18/03/2025

Property Type: Apartment

1204/60 Dorcas St SOUTHBANK 3006 (VG)







Agent Comments

Price: \$540.000 Method: Sale Date: 04/02/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Little Real Estate | P: 07 3037 0255





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