

# 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 1109/43 Hancock Street, Southbank, VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$480,000

### Median sale price

Median price \$553,943 Property Type Apartment Suburb Southbank (3006)

Period - From 01/12/2024 to 30/11/2025 Source realestate.com.au

### Comparable property sales

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
1104/245 CITY ROAD, SOUTHBANK VIC 3006	\$450,000	27/11/2025
1602/283 CITY ROAD, SOUTHBANK VIC 3006	\$475,000	19/11/2025
1511/45 CLARKE STREET, SOUTHBANK VIC 3006	\$500,000	31/10/2025

This Statement of Information was prepared on: 12/12/2025