## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	12/1 Riverside Quay, Southbank Vic 3006
Including suburb and	
postcode	

### Indicative selling price

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

## 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

Add	dress of comparable property	Price	Date of sale
1	1602/60 Lorimer St DOCKLANDS 3008	\$780,000	30/05/2025
2	3/68 Wells St SOUTHBANK 3006	\$765,000	27/05/2025
3	13/120 Sturt St SOUTHBANK 3006	\$830,000	26/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/07/2025 16:55













**Property Type: Agent Comments** 

**Indicative Selling Price** \$790,000 - \$840,000 **Median Unit Price** March quarter 2025: \$570,500

# Comparable Properties



### 1602/60 Lorimer St DOCKLANDS 3008 (REI)



2





Price: \$780,000 Method: Private Sale Date: 30/05/2025

Property Type: Apartment

## **Agent Comments**

Small 2nd bedroom, and study area, not a study room/ 3rd bedroom. Also, Southbank is a better area than

Docklands.



#### 3/68 Wells St SOUTHBANK 3006 (REI)



2







Price: \$765,000 Method: Private Sale Date: 27/05/2025

Property Type: Apartment Land Size: 88 sqm approx

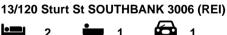
#### **Agent Comments**

Smaller apartment, and Riverside Apartments is a better complex than Kings Park.









**Agent Comments** 



Price: \$830,000 Method: Private Sale Date: 26/05/2025

Property Type: Apartment

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