

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

12/1 Riverside Quay, Southbank Vic 3006

Indicative selling price

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

Range between \$790,000

&

\$840,000

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	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 comparable properties 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)



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)



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.



13/120 Sturt St SOUTHBANK 3006 (REI)



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

Agent Comments