

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

1212/9 POWER STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

1005/180 CITY ROAD SOUTHBANK VIC 3006	\$560,000	04-Dec-25
2910/9 POWER STREET SOUTHBANK VIC 3006	\$525,000	22-Aug-25
1001/9 POWER STREET SOUTHBANK VIC 3006	\$480,000	22-Jul-25

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 6 months.~~

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1005/180 CITY ROAD SOUTHBANK
VIC 3006

Sold Price

^{RS} \$560,000 Sold Date 04-Dec-25

2 1 1

Distance 0.11km



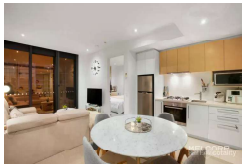
2910/9 POWER STREET
SOUTHBANK VIC 3006

Sold Price

\$525,000 Sold Date 22-Aug-25

2 1 1

Distance 0km



1001/9 POWER STREET
SOUTHBANK VIC 3006

Sold Price

\$480,000 Sold Date 22-Jul-25

2 1 1

Distance 0km

RS = Recent sale

UN = Undisclosed Sale

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