

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

1506/81 CITY ROAD 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 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

3718/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$675,000	23-Apr-25
1009/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$660,000	15-Mar-25
4705/81 CITY ROAD SOUTHBANK VIC 3006	\$785,888	17-Mar-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.~~

This Statement of Information was prepared on: 11 August 2025

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3718/70 SOUTHBANK BOULEVARD Sold Price **\$675,000** Sold Date **23-Apr-25**
SOUTHBANK VIC 3006
2 2 1 Distance **0.16km**



1009/60 KAVANAGH STREET Sold Price **\$660,000** Sold Date **15-Mar-25**
SOUTHBANK VIC 3006
2 2 1 Distance **0.24km**



4705/81 CITY ROAD SOUTHBANK Sold Price **\$785,888** Sold Date **17-Mar-25**
VIC 3006
2 2 1 Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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