

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

153/173 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

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

132/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$655,000	23-Apr-25
202/183 CITY ROAD SOUTHBANK VIC 3006	\$637,580	11-Apr-25
172/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$634,000	02-Apr-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: 02 May 2025



**132/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 -

Sold Price

^{RS}

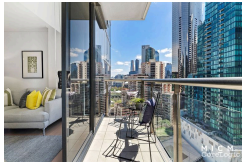
\$655,000

Sold Date

23-Apr-25

Distance

0.07km



**202/183 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price

^{RS}

\$637,580

Sold Date

11-Apr-25

Distance

0km



**172/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

^{RS}

\$634,000

Sold Date

02-Apr-25

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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