

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

1603/250 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2024

to

31 May 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

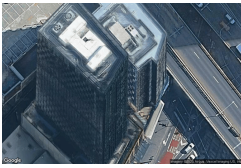
Date of sale

16C/250 CITY ROAD SOUTHBANK VIC 3006	\$475,000	04-Aug-24
510/250 CITY ROAD SOUTHBANK VIC 3006	\$300,000	14-Jun-24

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 June 2025

**16C/250 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$475,000Sold Date **04-Aug-24** 2 1 1

Distance

0km**510/250 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$300,000Sold Date **14-Jun-24** 1 1 -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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