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

1605/25 Coventry Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$555,000	Pro	operty Type	Unit			Suburb	Southbank	
Period - From	01/07/2024	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	507/60 Dorcas St SOUTHBANK 3006	\$1,203,000	14/05/2025
2	1608/25 Coventry St SOUTHBANK 3006	\$1,010,000	28/03/2025
3			

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:

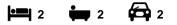
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Property Type: Apartment Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending June 2025: \$555,000

Comparable Properties

507/60 Dorcas St SOUTHBANK 3006 (REI) 2 2 2 1 Price: \$1,203,000 Method: Private Sale Date: 14/05/2025 Property Type: Apartment	Agent Comments
1608/25 Coventry St SOUTHBANK 3006 (REI/VG) 2 2 2 2 2 Price: \$1,010,000 Method: Private Sale Date: 28/03/2025 Property Type: Apartment	Agent Comments

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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

propertydata



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