

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

1804/250 City Road, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$395,000

&

\$425,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2025

to

30/09/2025

Source

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 six 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
1	1004/315 La Trobe St MELBOURNE 3000	\$425,000	03/09/2025
2	803/109 Clarendon St SOUTHBANK 3006	\$395,000	04/07/2025
3	1205/270 King St MELBOURNE 3000	\$425,000	20/05/2025

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:

10/10/2025 14:08



Property Type:
Agent Comments

Indicative Selling Price
\$395,000 - \$425,000
Median Unit Price
September quarter 2025: \$525,000

Comparable Properties



1004/315 La Trobe St MELBOURNE 3000 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment



803/109 Clarendon St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment
Land Size: 61 sqm approx



1205/270 King St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 20/05/2025
Property Type: Apartment