

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

1813/9 POWER STREET 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

\$510,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 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

1203/151 CITY ROAD SOUTHBANK VIC 3006	\$490,000	19-Mar-25
2011/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$500,000	01-Jul-25
2612/9 POWER STREET SOUTHBANK VIC 3006	\$510,000	11-Jun-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.~~

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**1203/151 CITY ROAD SOUTHBANK
VIC 3006**

1 1 1

Sold Price

\$490,000

Sold Date

19-Mar-25

Distance

0.19km



**2011/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price

^{RS} **\$500,000**

Sold Date

01-Jul-25

Distance

0.14km



**2612/9 POWER STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price

\$510,000

Sold Date

11-Jun-25

Distance

0km



**1812/9 POWER STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price

\$474,000

Sold Date

17-Apr-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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