

# 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

1906/43 Hancock Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$330,000

&

\$360,000

### Median sale price

Median price

\$553,888

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2024

to

31/12/2024

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	6b Napier St SOUTH MELBOURNE 3205	\$336,000	12/02/2025
2	805/565 Flinders St MELBOURNE 3000	\$340,000	08/10/2024
3	125/285 City Rd SOUTHBANK 3006	\$340,000	17/09/2024

**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:

04/03/2025 12:14



Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$330,000 - \$360,000  
Median Unit Price  
December quarter 2024: \$553,888

## Comparable Properties



6b Napier St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$336,000  
Method: Private Sale  
Date: 12/02/2025  
Property Type: Apartment



805/565 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$340,000  
Method: Private Sale  
Date: 08/10/2024  
Property Type: Apartment



125/285 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$340,000  
Method: Private Sale  
Date: 17/09/2024  
Property Type: Apartment  
Land Size: 547 sqm approx

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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