

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

2003/245 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$532,500 Property Type Unit Suburb Southbank

Period - From 01/04/2025 to 30/06/2025 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.

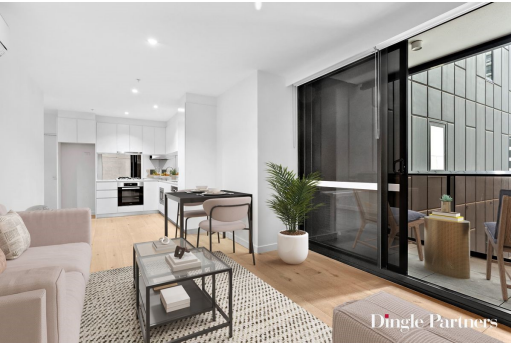
	Address of comparable property	Price	Date of sale
1	2305/163 City Rd SOUTHBANK 3006	\$600,000	24/12/2025
2	703/220 Spencer St MELBOURNE 3000	\$598,000	22/05/2025
3	3808/11 Bale Cirt SOUTHBANK 3006	\$565,000	01/05/2025

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:

06/08/2025 16:38



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
June quarter 2025: \$532,500

Comparable Properties

2305/163 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 2 -

Price: \$600,000
Method:
Date: 24/12/2025
Property Type: Apartment

703/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments

2 2 -

Price: \$598,000
Method:
Date: 22/05/2025
Property Type: Apartment

3808/11 Bale Cirt SOUTHBANK 3006 (REI)

Agent Comments

2 2 -

Price: \$565,000
Method:
Date: 01/05/2025
Property Type: Apartment

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



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