

## 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

2110/9 POWER 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) (\*Delete single price or range as applicable)

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

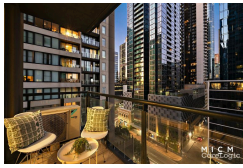
101/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$520,000	13-May-25
2007/9 POWER STREET SOUTHBANK VIC 3006	\$455,000	05-Dec-24
2608/433-455 COLLINS STREET MELBOURNE VIC 3000	\$520,000	17-Mar-25

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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## 101/88 KAVANAGH STREET SOUTHBANK VIC 3006

2 1 -

Sold Price

<sup>RS</sup>

**\$520,000**

Sold Date

**13-May-25**

Distance

**0.24km**



## 2007/9 POWER STREET SOUTHBANK VIC 3006

2 1 -

Sold Price

**\$455,000**

Sold Date

**05-Dec-24**

Distance

**0km**



## 2608/433-455 COLLINS STREET MELBOURNE VIC 3000

2 1 -

Sold Price

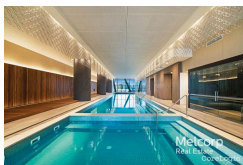
**\$520,000**

Sold Date

**17-Mar-25**

Distance

**0.56km**



## 3301/9 POWER STREET SOUTHBANK VIC 3006

2 1 -

Sold Price

**\$540,000**

Sold Date

**15-Oct-24**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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