

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

2403/9 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

\$830,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2024

to

30 Nov 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

65/28 SOUTHGATE AVENUE SOUTHBANK VIC 3006	\$838,100	17-Nov-25
4101/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$814,300	10-Jun-25
806/180 CITY ROAD SOUTHBANK VIC 3006	\$807,000	18-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.~~

This Statement of Information was prepared on: 04 December 2025

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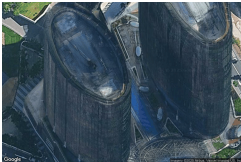


65/28 SOUTHGATE AVENUE
SOUTHBANK VIC 3006

2 2 1

Sold Price ^{RS} **\$838,100** Sold Date **17-Nov-25**

Distance **0.59km**



4101/11 BALE CIRCUIT SOUTHBANK
VIC 3006

2 2 1

Sold Price **\$814,300** Sold Date **10-Jun-25**

Distance **0.37km**



806/180 CITY ROAD SOUTHBANK
VIC 3006

2 2 1

Sold Price **\$807,000** Sold Date **18-Jun-25**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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