

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

2601 & 405P/245 City Road, Southbank Vic 3006

Indicative selling price

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

Single price

\$558,000

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	3110/200 Spencer St MELBOURNE 3000	\$600,000	18/07/2025
2	3506E/888 Collins St DOCKLANDS 3008	\$595,000	15/07/2025
3	1006/18 Waterview Wlk DOCKLANDS 3008	\$570,000	09/07/2025

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:

24/09/2025 14:05



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$558,000
Median Unit Price
June quarter 2025: \$532,500

Comparable Properties



3110/200 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 18/07/2025
Property Type: Apartment



3506E/888 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000
Method: Private Sale
Date: 15/07/2025
Rooms: 3
Property Type: Apartment



1006/18 Waterview Wlk DOCKLANDS 3008 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment