

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

2608/151 CITY ROAD 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 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

2208/151 CITY ROAD SOUTHBANK VIC 3006	\$535,000	08-May-25
2408/151 CITY ROAD SOUTHBANK VIC 3006	\$520,080	21-May-25
2713/151 CITY ROAD SOUTHBANK VIC 3006	\$650,000	20-Mar-25

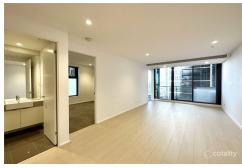
OR

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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Christine Cheung
P 0396422789
M 0413013318
E christine@loyalventure.com.au



2208/151 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$535,000** Sold Date **08-May-25**

2 1 1

Distance **0km**



2408/151 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$520,080** Sold Date **21-May-25**

2 1 1

Distance **0km**



2713/151 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$650,000** Sold Date **20-Mar-25**

2 2 1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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