

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

2708/151 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2024

to

31 Mar 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

902/163 CITY ROAD SOUTHBANK VIC 3006	\$600,000	06-Dec-24
118/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$519,000	17-Mar-25
3003/180 CITY ROAD SOUTHBANK VIC 3006	\$507,150	04-Oct-24

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: 03 April 2025



**902/163 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price

\$600,000

Sold Date **06-Dec-24**

Distance **0.07km**



**118/38 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

^{RS} **\$519,000**

Sold Date **17-Mar-25**

Distance **0.08km**



**3003/180 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price

\$507,150

Sold Date **04-Oct-24**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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