

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

308/152-166 STURT 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 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

307/152-166 STURT STREET SOUTHBANK VIC 3006	\$635,000	26-Feb-25
915/152-166 STURT STREET SOUTHBANK VIC 3006	\$625,500	20-Jun-25
2301/152-166 STURT STREET SOUTHBANK VIC 3006	\$645,000	13-Jul-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: 24 July 2025



**307/152-166 STURT STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

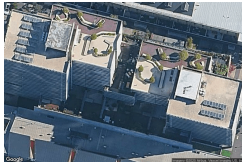
\$635,000

Sold Date

26-Feb-25

Distance

0km



**915/152-166 STURT STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$625,500

Sold Date

20-Jun-25

Distance

0km



**2301/152-166 STURT STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS} **\$645,000**

Sold Date

13-Jul-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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