

## 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

3205/9 POWER STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 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

702/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$868,000	07-Oct-24
903/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$950,000	13-Nov-24
1211/26 SOUTHGATE AVENUE SOUTHBANK VIC 3006	\$875,000	05-Jan-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: 21 March 2025

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**702/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$868,000** Sold Date **07-Oct-24**

Distance **0.37km**



**903/8-10 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$950,000** Sold Date **13-Nov-24**

Distance **0.46km**



**1211/26 SOUTHGATE AVENUE  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$875,000** Sold Date **05-Jan-25**

Distance **0.49km**

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

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