

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

3211/9 POWER 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2024

to

31 Oct 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

2910/9 POWER STREET SOUTHBANK VIC 3006	\$525,000	22-Aug-25
3510/9 POWER STREET SOUTHBANK VIC 3006	\$595,000	22-May-25
4411/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$520,000	22-May-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: 13 November 2025

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2910/9 POWER STREET
SOUTHBANK VIC 3006

2 1 1

Sold Price \$525,000 Sold Date 22-Aug-25

Distance 0km



3510/9 POWER STREET
SOUTHBANK VIC 3006

2 1 1

Sold Price \$595,000 Sold Date 22-May-25

Distance 0km



4411/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006

2 1 1

Sold Price \$520,000 Sold Date 22-May-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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