# **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	3304/70 Southbank Boulevard, Southbank, VIC 3006
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$550,000	&	\$565,000
-----------------------	---	-----------

#### Median sale price

Median price	\$590,000		Property Typ	e Apart	ment	Suburb	Southbank (3006)
Period - From	01/10/2024	to	30/09/2025	Source	REA		

# **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
3406/18 HOFF BOULEVARD, SOUTHBANK VIC 3006	\$550,000	09/07/2025
L10 1003/45 CLARKE STREET, SOUTHBANK VIC 3006	\$560,000	18/06/2025
2303/105 CLARENDON STREET, SOUTHBANK VIC 3006	\$560,000	04/09/2025

This Statement of Information was prepared on:	05/11/2025
--	------------

