

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

3409/241 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$455,000

&

\$495,000

Median sale price

Median price \$555,000

Property Type Unit

Suburb Southbank

Period - From 01/07/2024

to

30/06/2025

Source REIV

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 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
1	2302/43 Hancock St SOUTHBANK 3006	\$482,000	09/07/2025
2	1507/11 Bale Cirt SOUTHBANK 3006	\$467,000	08/05/2025
3	1207/245 City Rd SOUTHBANK 3006	\$485,000	02/05/2025

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 six months.~~

This Statement of Information was prepared on:

15/08/2025 11:37

3409/241 City Road, Southbank Vic 3006

M I C M

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Indicative Selling Price

\$455,000 - \$495,000

Median Unit Price

Year ending June 2025: \$555,000



2 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



2302/43 Hancock St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 -

Price: \$482,000

Method: Private Sale

Date: 09/07/2025

Rooms: 4

Property Type: Apartment



1507/11 Bale Cirt SOUTHBANK 3006 (REI)

Agent Comments

2 1 -

Price: \$467,000

Method: Private Sale

Date: 08/05/2025

Property Type: Apartment



1207/245 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 -

Price: \$485,000

Method: Private Sale

Date: 02/05/2025

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



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