

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

3507/135 CITY ROAD 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

\$530,000

&

\$575,000

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

| | | |
|---|-----------|-----------|
| 113/38 KAVANAGH STREET SOUTHBANK VIC 3006 | \$545,000 | 09-Jan-25 |
| 158/38 KAVANAGH STREET SOUTHBANK VIC 3006 | \$548,000 | 22-Nov-24 |
| 124/173 CITY ROAD SOUTHBANK VIC 3006 | \$552,887 | 15-Dec-24 |

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: 17 March 2025



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**113/38 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$545,000** Sold Date **09-Jan-25**

Distance **0.06km**



**158/38 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$548,000** Sold Date **22-Nov-24**

Distance **0.06km**



**124/173 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price **\$552,887** Sold Date **15-Dec-24**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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