

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

36/1 Riverside Quay, Southbank Vic 3006

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$570,500 Property Type Unit Suburb Southbank

Period - From 01/01/2025 to 31/03/2025 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	103/422 Collins St MELBOURNE 3000	\$820,000	19/02/2025
2	9/333 Coventry St SOUTH MELBOURNE 3205	\$770,000	03/12/2024
3	35/333 Coventry St SOUTH MELBOURNE 3205	\$765,000	25/11/2024

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:

10/04/2025 12:01



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
March quarter 2025: \$570,500

Comparable Properties



103/422 Collins St MELBOURNE 3000 (REI)

2 1 -

Agent Comments
No car space, but partly refurbished.

Price: \$820,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment



9/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG)

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Agent Comments

Price: \$770,000
Method: Private Sale
Date: 03/12/2024
Property Type: Apartment



35/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG)

2 1 1

Agent Comments

Price: \$765,000
Method: Private Sale
Date: 25/11/2024
Property Type: Apartment