

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

3813/151 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 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

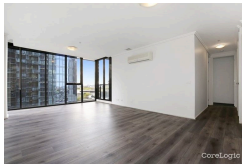
Date of sale

163/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$623,000	15-Apr-25
188/173 CITY ROAD SOUTHBANK VIC 3006	\$622,550	09-Jan-25
172/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$634,000	20-Mar-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: 12 May 2025



163/88 KAVANAGH STREET SOUTHBANK VIC 3006

2 2 1

Sold Price

^{RS}

\$623,000

Sold Date

15-Apr-25

Distance

0.1km



188/173 CITY ROAD SOUTHBANK VIC 3006

2 2 1

Sold Price

\$622,550

Sold Date

09-Jan-25

Distance

0.15km



172/100 KAVANAGH STREET SOUTHBANK VIC 3006

2 2 1

Sold Price

\$634,000

Sold Date

20-Mar-25

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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