

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

3817/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

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

Single price

\$432,800

Median sale price

Median price

\$593,000

Property Type

Unit

Suburb

Southbank

Period - From

14/02/2024

to

13/02/2025

Source

Property Data

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.

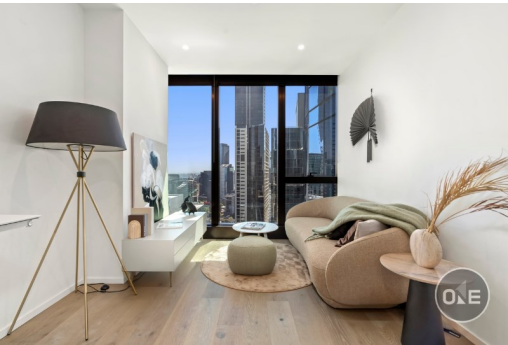
	Address of comparable property	Price	Date of sale
1	75/173 City Rd SOUTHBANK 3006	\$418,000	21/12/2024
2	2011/70 Southbank Blvd SOUTHBANK 3006	\$440,000	25/10/2024
3	4410/70 Southbank Blvd SOUTHBANK 3006	\$430,000	26/08/2024

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:

14/02/2025 14:54



1 1

Property Type: Apartment

Agent Comments

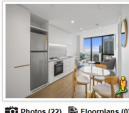
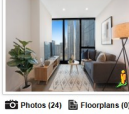
Council fees approx. \$1050 PA. Body corp fees approx. \$5100 PA. Built around late 2022

Indicative Selling Price

\$432,800

Median Unit Price

14/02/2024 - 13/02/2025: \$593,000

54/7/70 Southbank Blvd SOUTHBANK 3006 VIC		
	Rent: \$650 pw Leased Date: 12/02/2025 Method: Leased Land Area: Building Area:	Property Type: Apartment Municipality: Melbourne Agent: Ray White Southbank and Port Phi... Bond: \$0 Furnished: Yes
Photos (22)	Floorplans (8)	View Result Details CMA Report
Comments: FURNISHED - Just bring your personal belongings and move right into this luxury apartment! Australia 108, the tallest building in the southern hemisphere, promises luxury, quality and modern finishes that spread across 100 levels. Only a short distance to Crown Entertainment Complex, Southbank Promenade restaurants and bars, Arts Centre, Federation Square and access to public...		
35/7/70 Southbank Blvd SOUTHBANK 3006 VIC		
	Rent: \$580 pw Leased Date: 16/01/2025 Method: Leased Land Area: Building Area:	Property Type: Unit Municipality: Melbourne Agent: Reason International Bond: \$0 Furnished: No
Photos (8)	Floorplans (8)	View Result Details CMA Report
Comments: Welcome to your exclusive opportunity to reside in Australia 108! With everything you would need in the world's most liveable city! Australia 108 offers amenities such as:- Level 11 recreational area- Private Spa- Fully equipped gym- Heated indoor lap pool- Indoor cinema room- Virtual golf room. This one bedroom apartment features:- One spacious bedroom with mirrored built in robes with natural sunlight- Open plan...		
30/7/70 Southbank Blvd SOUTHBANK 3006 VIC		
	Rent: \$640 pw Leased Date: 15/01/2025 Method: Leased Land Area: Building Area:	Property Type: Apartment Municipality: Melbourne Agent: Ray White Southbank and Port Phi... Bond: \$0 Furnished: No
Photos (24)	Floorplans (8)	View Result Details CMA Report
Comments: FURNISHED - Just bring your personal belongings and move right into this luxury apartment! Australia 108, the tallest building in the southern hemisphere, promises luxury, quality and modern finishes that spread across 100 levels. Only a short distance to Crown Entertainment Complex, Southbank Promenade restaurants and bars, Arts Centre, Federation Square and access to public...		

Comparable Properties



75/173 City Rd SOUTHBANK 3006 (REI)

1 1

Price: \$418,000
Method: Sold Before Auction
Date: 21/12/2024
Property Type: Apartment

Agent Comments

2011/70 Southbank Blvd SOUTHBANK 3006 (VG)

1 -

Price: \$440,000
Method: Sale
Date: 25/10/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

4410/70 Southbank Blvd SOUTHBANK 3006 (VG)

1 -

Price: \$430,000
Method: Sale
Date: 26/08/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments