

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

4002/241-243 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

&

\$560,000

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

2305/1-13 BALSTON STREET SOUTHBANK VIC 3006	620000	26-Nov-24
136/285-291 CITY ROAD SOUTHBANK VIC 3006	606000	18-Nov-24
2101/245-251 CITY ROAD SOUTHBANK VIC 3006	576000	22-Feb-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: 15 May 2025



**2305/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **620000** Sold Date **26-Nov-24**

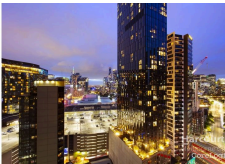
Distance **0.21km**

**136/285-291 CITY ROAD
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **606000** Sold Date **18-Nov-24**

Distance **0.15km**



**2101/245-251 CITY ROAD
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **576000** Sold Date **22-Feb-25**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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