

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

4004/35 QUEENS BRIDGE STREET 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

\$1,280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

4505/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,400,000	26-May-25
5507/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,380,000	17-Jun-25
3706/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,625,000	25-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: 21 August 2025

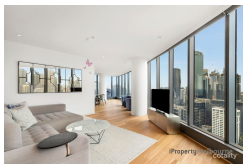
Patricia Destito
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M 03 9696 8869
E trishd@melcorp.com.au



4505/35 QUEENS BRIDGE STREET Sold Price **\$1,400,000** Sold Date **26-May-25**
SOUTHBANK VIC 3006
2 2 2 Distance **0km**



5507/1 QUEENSBRIDGE SQUARE Sold Price **\$1,380,000** Sold Date **17-Jun-25**
SOUTHBANK VIC 3006
2 2 2 Distance **0.14km**



3706/1-9 FRESHWATER PLACE Sold Price **\$1,625,000** Sold Date **25-Feb-25**
SOUTHBANK VIC 3006
2 2 2 Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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