

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

4008/35 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

\$898,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2024

to

30 Sep 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

3811/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$980,000	01-Oct-25
7/1 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$865,000	17-Jun-25
4101/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$814,300	10-Jun-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: 29 October 2025

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**3811/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

2 2 1

Sold Price

^{RS} **\$980,000**

Sold Date

01-Oct-25

Distance

0.14km



**7/1 RIVERSIDE QUAY SOUTHBANK
VIC 3006**

2 2 1

Sold Price

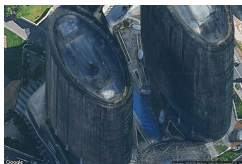
\$865,000

Sold Date

17-Jun-25

Distance

0.24km



**4101/11 BALE CIRCUIT SOUTHBANK
VIC 3006**

2 2 1

Sold Price

\$814,300

Sold Date

10-Jun-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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