

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

41/8 COOK 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 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

2011/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$500,000	01-Jul-25
1501/26 SOUTHGATE AVENUE SOUTHBANK VIC 3006	\$510,000	27-Feb-25
1400/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$505,000	07-Jul-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: 28 July 2025

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2011/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006

1 1 1

Sold Price ^{RS} \$500,000 Sold Date 01-Jul-25

Distance 0.18km



1501/26 SOUTHGATE AVENUE
SOUTHBANK VIC 3006

1 1 1

Sold Price \$510,000 Sold Date 27-Feb-25

Distance 0.18km



1400/63 WHITEMAN STREET
SOUTHBANK VIC 3006

1 1 1

Sold Price ^{RS} \$505,000 Sold Date 07-Jul-25

Distance 0.84km

RS = Recent sale UN = Undisclosed Sale

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