

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2024

to

31 Aug 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

2301/283 CITY ROAD SOUTHBANK VIC 3006	546500	21-May-25
516/283 CITY ROAD SOUTHBANK VIC 3006	546500	21-May-25
1908/283 CITY ROAD SOUTHBANK VIC 3006	515000	23-Apr-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: 30 September 2025



2301/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price **546500** Sold Date **21-May-25**

 2  1  1

Distance **0.12km**

516/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price Sold Date **21-May-25**

 2  1  1

Distance **0.12km**



1908/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price **515000** Sold Date **23-Apr-25**

 2  1  1

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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