

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

4211/35 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2024

to

31 May 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

5906/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$742,550	26-Feb-25
1710/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$655,000	14-Feb-25
1007/9 POWER STREET SOUTHBANK VIC 3006	\$730,000	27-Jan-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: 12 June 2025

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**5906/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

2 1 1

Sold Price **\$742,550** Sold Date **26-Feb-25**

Distance **0.22km**



**1710/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$655,000** Sold Date **14-Feb-25**

Distance **0.1km**



**1007/9 POWER STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$730,000** Sold Date **27-Jan-25**

Distance **0km**

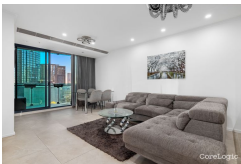


**3510/9 POWER STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **03-Jun-25**

Distance **0km**



**1208/180 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price **\$570,000** Sold Date **03-Mar-25**

Distance **0.11km**



**136/120-150 STURT STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$743,000** Sold Date **11-Mar-25**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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1803/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006

 2  1  1

Sold Price \$630,000 Sold Date 28-Feb-25

Distance 0.14km

RS = Recent sale UN = Undisclosed Sale

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