

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

4309/35 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

\$698,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 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

4211/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$695,000	18-Jul-25
1809/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$700,000	12-Jul-25
1606A/180 CITY ROAD SOUTHBANK VIC 3006	\$705,000	25-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.~~

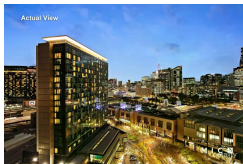
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4211/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006

Sold Price	\$695,000	Sold Date	18-Jul-25
2	1	1	
		Distance	0km



1809/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006

Sold Price	\$700,000	Sold Date	12-Jul-25
2	1	1	
		Distance	0.1km



1606A/180 CITY ROAD
SOUTHBANK VIC 3006

Sold Price	\$705,000	Sold Date	25-Jun-25
2	1	1	
		Distance	0.11km

RS = Recent sale UN = Undisclosed Sale

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