

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

4401/35 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

\$868,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2024

to

31 Oct 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

3702/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$772,000	23-Sep-25
2304/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$825,000	24-Jul-25
5904/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$850,000	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: 10 November 2025

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3702/35 QUEENS BRIDGE STREET Sold Price **\$772,000** Sold Date **23-Sep-25**
SOUTHBANK VIC 3006
🛏️ 2 🚿 2 🚗 - Distance **0km**



2304/7 RIVERSIDE QUAY Sold Price **\$825,000** Sold Date **24-Jul-25**
SOUTHBANK VIC 3006
🛏️ 2 🚿 1 🚗 1 Distance **0.31km**



5904/7 RIVERSIDE QUAY Sold Price **\$850,000** Sold Date **10-Jun-25**
SOUTHBANK VIC 3006
🛏️ 2 🚿 1 🚗 1 Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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