

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

4502/70 SOUTHBANK BOULEVARD 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

\$475,000

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

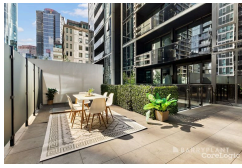
1006/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$455,500	10-Feb-25
2400/180 CITY ROAD SOUTHBANK VIC 3006	\$460,000	28-Feb-25
304/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$490,000	02-Apr-25

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: 10 June 2025

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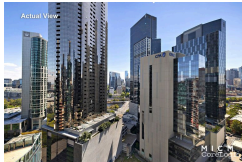


**1006/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$455,500** Sold Date **10-Feb-25**

Distance **0.1km**



**2400/180 CITY ROAD SOUTHBANK
VIC 3006**

1 1 -

Sold Price **\$460,000** Sold Date **28-Feb-25**

Distance **0.19km**



**304/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$490,000** Sold Date **02-Apr-25**

Distance **0.1km**



**4614/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$430,000** Sold Date **20-Feb-25**

Distance **0km**

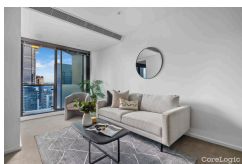


**4401/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

1 1 -

Sold Price **\$501,700** Sold Date **21-Feb-25**

Distance **0km**



**3708/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$480,000** Sold Date **02-Jan-25**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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