

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

5401/35 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

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 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

2905/9 POWER STREET SOUTHBANK VIC 3006	\$925,000	25-Mar-25
3402/9 POWER STREET SOUTHBANK VIC 3006	\$880,000	22-Apr-25
1211/26 SOUTHGATE AVENUE SOUTHBANK VIC 3006	\$875,000	05-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: 22 May 2025

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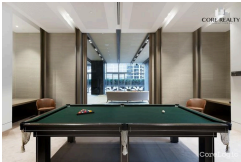


2905/9 POWER STREET
SOUTHBANK VIC 3006

2 2 1

Sold Price \$925,000 Sold Date 25-Mar-25

Distance 0km



3402/9 POWER STREET
SOUTHBANK VIC 3006

2 2 1

Sold Price \$880,000 Sold Date 22-Apr-25

Distance 0km



1211/26 SOUTHGATE AVENUE
SOUTHBANK VIC 3006

2 2 1

Sold Price \$875,000 Sold Date 05-Jan-25

Distance 0.49km

RS = Recent sale UN = Undisclosed Sale

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