

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

5504/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$720,000

Median sale price

Median price \$532,500 Property Type Unit Suburb Southbank

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 six 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
1	6509/70 Southbank Blvd SOUTHBANK 3006	\$720,000	05/08/2025
2	4907/70 Southbank Blvd SOUTHBANK 3006	\$675,000	25/07/2025
3	4704/70 Southbank Blvd SOUTHBANK 3006	\$650,000	08/06/2025

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 six months.~~

This Statement of Information was prepared on:

29/09/2025 11:09

Jay Trikha
03 8888 2000
0499 888 376
jtrikha@rtedgar.com.au



2 2 1

Property Type: Apartment
Land Size: 54 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
June quarter 2025: \$532,500

Comparable Properties



6509/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$720,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment

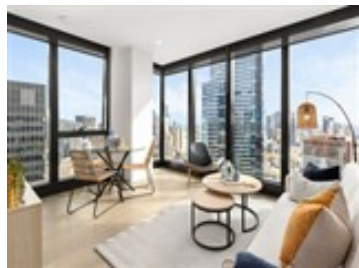


4907/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$675,000
Method: Private Sale
Date: 25/07/2025
Property Type: Apartment



4704/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000
Method: Private Sale
Date: 08/06/2025
Property Type: Apartment

Account - RT Edgar Boroondara | P: 88882000