

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

5507/1 QUEENSBRIDGE SQUARE 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

\$1,450,000

or range
between

&

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

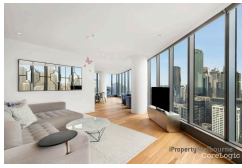
3706/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,625,000	25-Feb-25
5407/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,428,000	14-Oct-24
1807/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$1,125,000	28-Aug-24

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: 09 May 2025

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**3706/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

2 2 2

Sold Price ^{RS} **\$1,625,000** Sold Date **25-Feb-25**

Distance **0km**



**5407/1 QUEENSBRIDGE SQUARE
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$1,428,000** Sold Date **14-Oct-24**

Distance **0km**



**1807/8-10 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$1,125,000** Sold Date **28-Aug-24**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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