

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

5604/35 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

\$1,490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 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

2006/9 POWER STREET SOUTHBANK VIC 3006	\$1,330,000	09-Apr-25
4601/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,750,000	06-Mar-25
3711/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,560,000	01-May-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: 20 August 2025

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2006/9 POWER STREET
SOUTHBANK VIC 3006

3 2 2

Sold Price \$1,330,000 Sold Date 09-Apr-25

Distance 0km



4601/1 QUEENSBRIDGE SQUARE
SOUTHBANK VIC 3006

3 2 2

Sold Price \$1,750,000 Sold Date 06-Mar-25

Distance 0.14km



3711/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006

3 2 2

Sold Price \$1,560,000 Sold Date 01-May-25

Distance 0.31km

RS = Recent sale UN = Undisclosed Sale

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