

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

6401/18 HOFF 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

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

House

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 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

7403/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,560,000	11-Dec-24
8004/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,450,000	18-Nov-24
501/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$1,500,000	23-Dec-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: 06 February 2025



**7403/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 2 2

Sold Price ^{RS} **\$1,560,000** ^{UN} Sold Date **11-Dec-24**

Distance **0.31km**



**8004/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 2 2

Sold Price **\$1,450,000** Sold Date **18-Nov-24**

Distance **0.31km**



**501/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price ^{RS} **\$1,500,000** ^{UN} Sold Date **23-Dec-24**

Distance **3.19km**

RS = Recent sale

UN = Undisclosed Sale

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