

## 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

707/18 HOFF BOULEVARD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 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

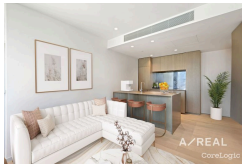
Date of sale

1808/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$530,000	18-May-25
1706/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$545,000	07-Mar-25
1808/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$531,500	19-Feb-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: 01 July 2025



## 1808/11 BALE CIRCUIT SOUTHBANK VIC 3006

2 2 -

Sold Price

<sup>RS</sup>

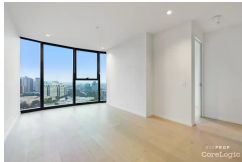
**\$530,000**

Sold Date

**18-May-25**

Distance

**0km**



## 1706/18 HOFF BOULEVARD SOUTHBANK VIC 3006

2 2 -

Sold Price

**\$545,000**

Sold Date

**07-Mar-25**

Distance

**0km**



## 1808/18 HOFF BOULEVARD SOUTHBANK VIC 3006

2 2 -

Sold Price

**\$531,500**

Sold Date

**19-Feb-25**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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