

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

707/31 CITY ROAD 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

\$447,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2024

to

31 Aug 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

907/31 CITY ROAD SOUTHBANK VIC 3006	\$460,000	02-Mar-25
2611/151 CITY ROAD SOUTHBANK VIC 3006	\$480,000	23-Aug-25
405/144 CLARENDON STREET SOUTHBANK VIC 3006	\$487,500	13-Sep-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: 23 September 2025



**907/31 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

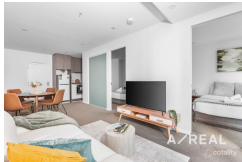
Sold Price

\$460,000

Sold Date **02-Mar-25**

Distance

0km



**2611/151 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price

^{RS} **\$480,000**

Sold Date **23-Aug-25**

Distance

0.39km



**405/144 CLARENDON STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

^{RS} **\$487,500**

Sold Date **13-Sep-25**

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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