

## 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

7808/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

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

8606/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,425,000	08-Nov-24
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

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 May 2025

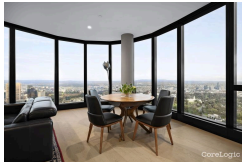


**8606/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

 3  2  2

Sold Price **\$1,425,000** Sold Date **08-Nov-24**

Distance **0km**



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

 3  2  2

Sold Price **\$1,560,000** Sold Date **11-Dec-24**

Distance **0km**



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

 3  2  2

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

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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