

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	810/31 City Road, Southbank, VIC 3006
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$295,000	&	\$295,000
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Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Southbank (3006)
Period - From	28/04/2024	to	28/04/2025	Source	www.propertydata.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
L7 715/31 CITY ROAD, SOUTHBANK VIC 3006	\$310,000	11/11/2024
L7 704/31 CITY ROAD, SOUTHBANK VIC 3006	\$300,000	07/05/2024
L6 611/31 CITY ROAD, SOUTHBANK VIC 3006	\$300,000	05/11/2022

This Statement of Information was prepared on: 28/04/2025