

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

8505/70 SOUTHBANK 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

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 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

6206/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$2,330,000	19-Dec-24
1705/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$1,980,000	10-Dec-24
1701/181 EXHIBITION STREET MELBOURNE VIC 3000	\$2,200,000	14-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: 18 March 2025

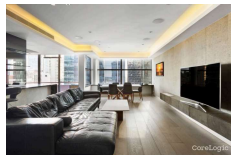
Precy Peet
P 0480472460
M 0480472460
E precy.peet@melcorp.com.au



6206/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006 Sold Price ^{RS} **\$2,330,000** Sold Date **19-Dec-24**
3 3 2 Distance **0.22km**



1705/41 BANK STREET SOUTH MELBOURNE VIC 3205 Sold Price **\$1,980,000** Sold Date **10-Dec-24**
3 3 2 Distance **1.09km**



1701/181 EXHIBITION STREET MELBOURNE VIC 3000 Sold Price ^{RS} **\$2,200,000** Sold Date **14-Feb-25**
3 3 2 Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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