

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

912/31 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2024

to

30 Sep 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

910/31 CITY ROAD SOUTHBANK VIC 3006	\$311,000	29-Aug-25
402/135 CITY ROAD SOUTHBANK VIC 3006	\$360,000	27-Aug-25
1411/135 CITY ROAD SOUTHBANK VIC 3006	\$325,000	23-Jun-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: 31 October 2025

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**910/31 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price **\$311,000** Sold Date **29-Aug-25**

1 1 1

Distance **0km**



**402/135 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price **\$360,000** Sold Date **27-Aug-25**

1 1 1

Distance **0.35km**



**1411/135 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price **\$325,000** Sold Date **23-Jun-25**

1 1 1

Distance **0.35km**

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

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