

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

913/26 Southgate Avenue, Southbank Vic 3006

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$532,500

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 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
1	5/66-68 Gipps St EAST MELBOURNE 3002	\$602,500	05/07/2025
2	1207/180 City Rd SOUTHBANK 3006	\$650,000	02/07/2025
3	2403/1 Freshwater PI SOUTHBANK 3006	\$640,000	02/04/2025

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 six months.~~

This Statement of Information was prepared on:

08/07/2025 09:47



1
 1
 1

Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$650,000

Median Unit Price
 June quarter 2025: \$532,500

Comparable Properties



5/66-68 Gipps St EAST MELBOURNE 3002 (REI)

Agent Comments

1
 1
 1

Price: \$602,500
Method: Auction Sale
Date: 05/07/2025
Property Type: Apartment



1207/180 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2
 2
 1

Price: \$650,000
Method: Private Sale
Date: 02/07/2025
Property Type: Apartment



2403/1 Freshwater Pl SOUTHBANK 3006 (REI/VG)

Agent Comments

1
 1
 1

Price: \$640,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811