

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

3207/9 POWER STREET 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

\$618,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,250

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2025

to

28 Feb 2026

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

1007/9 POWER STREET SOUTHBANK VIC 3006	\$780,000	10-Dec-25
210/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$635,000	09-Feb-26
2703/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$645,000	11-Feb-26

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 March 2026

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**1007/9 POWER STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$780,000** Sold Date **10-Dec-25**

Distance **0km**



**210/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price ^{RS} **\$635,000** Sold Date **09-Feb-26**

Distance **0.1km**



**2703/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

 2  1  1

Sold Price ^{RS} **\$645,000** Sold Date **11-Feb-26**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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