

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 2009/152 Sturt Street, Southbank, 3006

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$650,000.00 & \$715,000.00

**Median sale price**

Median price \$545,000.00 Property type Unit/Apartment Suburb SOUTHBANK  
 Period - From Jan 2025 to Dec 2025 Source REIV

**Comparable property sales**

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
701/65 Coventry St SOUTHBANK 3006	\$695,000.00	27/01/2026
81/69 Dorcas St SOUTH MELBOURNE 3205	\$707,453.00	24/10/2025
806/39 Coventry St SOUTHBANK 3006	\$685,000.00	10/12/2025

This Statement of Information was prepared on: Tuesday 24th February 2026