

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

1108/9 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

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,850

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

807/163 CITY ROAD SOUTHBANK VIC 3006	\$600,000	07-Nov-25
3708/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$610,000	27-Jan-26
1308/180 CITY ROAD SOUTHBANK VIC 3006	\$580,000	15-Nov-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.~~

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**807/163 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price

\$600,000

Sold Date **07-Nov-25**

Distance

0.18km



**3708/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

\$610,000

Sold Date **27-Jan-26**

Distance

0.14km



**1308/180 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price

\$580,000

Sold Date **15-Nov-25**

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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