

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

1301/250 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$400,000 & \$425,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Southbank

Period - From 01/10/2025 to 31/12/2025 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	1503/243 Franklin St MELBOURNE 3000	\$400,000	27/01/2026
2	808/11 Rose La MELBOURNE 3000	\$415,000	27/01/2026
3	2608/5 Sutherland St MELBOURNE 3000	\$400,000	19/01/2026

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:

17/02/2026 10:37



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$425,000
Median Unit Price
December quarter 2025: \$555,000

Comparable Properties



1503/243 Franklin St MELBOURNE 3000 (REI)

[Agent Comments](#)



Price: \$400,000
Method: Private Sale
Date: 27/01/2026
Property Type: Apartment



808/11 Rose La MELBOURNE 3000 (REI)

[Agent Comments](#)



Price: \$415,000
Method: Private Sale
Date: 27/01/2026
Property Type: Apartment



2608/5 Sutherland St MELBOURNE 3000 (REI)

[Agent Comments](#)



Price: \$400,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment

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