

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 3206/250 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$425,000 & \$445,000

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	3602/60 Abeckett St MELBOURNE 3000	\$430,000	20/01/2026
2	4808/80 Abeckett St MELBOURNE 3000	\$435,500	19/01/2026
3	1201/220 Spencer St MELBOURNE 3000	\$432,500	24/12/2025

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: 17/02/2026 10:24



Property Type:
Agent Comments

Indicative Selling Price
\$425,000 - \$445,000
Median Unit Price
December quarter 2025: \$555,000

Comparable Properties



3602/60 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 20/01/2026
Property Type: Apartment



4808/80 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$435,500
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment



1201/220 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$432,500
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment

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



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