

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

3204/70 SOUTHBANK BOULEVARD 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

\$750,000

&

\$780,000

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

2507/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$790,000	20-Oct-25
6/106 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$810,000	07-Nov-25
6318/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$730,500	10-Oct-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.~~

This Statement of Information was prepared on: 13 March 2026



2507/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

 2  2  -

Sold Price **\$790,000** Sold Date **20-Oct-25**

Distance **0km**



6/106 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

 2  1  1

Sold Price **\$810,000** Sold Date **07-Nov-25**

Distance **0.15km**



6318/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

 2  2  1

Sold Price **\$730,500** Sold Date **10-Oct-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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