

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

3413/70 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

\$530,000

&

\$560,000

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

3304/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$530,000	13-Dec-25
4607/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$575,000	30-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: 10 March 2026

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**3304/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

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Sold Price **\$530,000** Sold Date **13-Dec-25**

Distance **0km**



**4607/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

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Sold Price **\$575,000** Sold Date **30-Oct-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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