

# 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

1106/9 POWER STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$765,000

or range  
between

&

### 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

1304/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$710,000	24-Jan-26
1412/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$685,000	20-Feb-26
1007/9 POWER STREET SOUTHBANK VIC 3006	\$780,000	10-Dec-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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**1304/1-9 FRESHWATER PLACE  
 SOUTHBANK VIC 3006**

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Sold Price **\$710,000** Sold Date **24-Jan-26**

Distance **0,14km**



**1412/83 QUEENS BRIDGE STREET  
 SOUTHBANK VIC 3006**

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Sold Price <sup>RS</sup> **\$685,000** Sold Date **20-Feb-26**

Distance **0.1km**



**1007/9 POWER STREET  
 SOUTHBANK VIC 3006**

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Sold Price **\$780,000** Sold Date **10-Dec-25**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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