

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

1902/83 QUEENS BRIDGE STREET 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

\$690,000

&

\$730,000

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

| | | |
|---|-----------|-----------|
| 1809/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006 | \$700,000 | 12-Jul-25 |
| 1412/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006 | \$685,000 | 20-Feb-26 |
| 12/1 RIVERSIDE QUAY SOUTHBANK VIC 3006 | \$730,000 | 01-Aug-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.~~

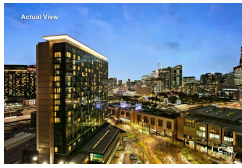
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**1809/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

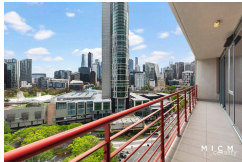
\$700,000

Sold Date

12-Jul-25

Distance

0km



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

2 1 1

Sold Price

^{RS} **\$685,000**

Sold Date

20-Feb-26

Distance

0km



**12/1 RIVERSIDE QUAY SOUTHBANK
VIC 3006**

2 1 1

Sold Price

\$730,000

Sold Date

01-Aug-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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