

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

2401/163 CITY ROAD 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

\$1,980,000

&

\$2,178,000

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

213/83 WHITEMAN STREET SOUTHBANK VIC 3006	\$2,000,000	26-Feb-26
2401/82 FLINDERS STREET MELBOURNE VIC 3000	\$2,050,000	14-Mar-26
704/501-503 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$2,000,000	16-Mar-26

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: 25 March 2026

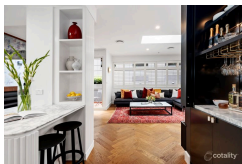

**213/83 WHITEMAN STREET
SOUTHBANK VIC 3006**
 4  2  3

 Sold Price ^{RS} **\$2,000,000** Sold Date **26-Feb-26**

 Distance **0.66km**

**2401/82 FLINDERS STREET
MELBOURNE VIC 3000**
 2  2  2

 Sold Price ^{RS} **\$2,050,000** Sold Date **14-Mar-26**

 Distance **1.24km**

**704/501-503 LITTLE COLLINS
STREET MELBOURNE VIC 3000**
 3  2  2

 Sold Price ^{RS} **\$2,000,000** Sold Date **16-Mar-26**

 Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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