

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 4513/70 Southbank Boulevard, Southbank, VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$530,000

&

\$580,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Southbank (3006)

Period - From

01/01/2025

to

31/12/2025

Source

pricefinder

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
4607/70 SOUTHBANK BOULEVARD, SOUTHBANK VIC 3006	\$575,000	30/10/2025
3304/70 SOUTHBANK BOULEVARD, SOUTHBANK VIC 3006	\$530,000	13/12/2025
1709/151 CITY ROAD, SOUTHBANK VIC 3006	\$535,000	09/12/2025

This Statement of Information was prepared on: 25/03/2025