

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

406/250 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2025

to

31 Mar 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

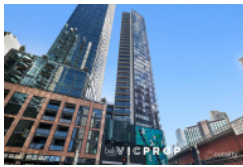
Date of sale

1006/250 CITY ROAD SOUTHBANK VIC 3006	\$400,000	03-Apr-25
1301/250 CITY ROAD SOUTHBANK VIC 3006	\$390,000	01-Apr-26
1704/250 CITY ROAD SOUTHBANK VIC 3006	\$425,000	06-May-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: 23 April 2026



1006/250 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$400,000** Sold Date **03-Apr-25**

 2  1  -

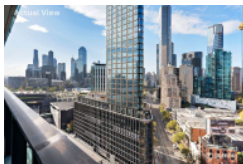
Distance **0km**



1301/250 CITY ROAD SOUTHBANK VIC 3006 Sold Price ^{RS} **\$390,000** Sold Date **01-Apr-26**

 2  1  1

Distance **0km**



1704/250 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$425,000** Sold Date **06-May-25**

 2  1  1

Distance **0km**



1804/250 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$406,000** Sold Date **27-Oct-25**

 2  1  -

Distance **0km**

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

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