

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

3710/151 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 2025

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

3007/151 CITY ROAD SOUTHBANK VIC 3006	\$360,000	07-Mar-25
103/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$360,000	30-Jan-25
3211/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$366,500	25-Feb-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: 24 July 2025

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**3007/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$360,000

Sold Date

07-Mar-25

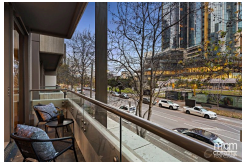
1

1

-

Distance

0km



**103/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

Sold Price

Sold Date

30-Jan-25

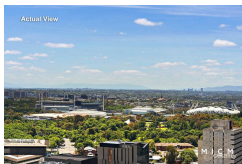
1

1

-

Distance

0.22km



**3211/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

Sold Price

\$366,500

Sold Date

25-Feb-25

1

1

-

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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