

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

2401/245-251 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

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1207/245-251 CITY ROAD SOUTHBANK VIC 3006	\$485,000	19-Apr-25
2207/241-243 CITY ROAD SOUTHBANK VIC 3006	\$509,000	12-Mar-25
101/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$519,999	30-Apr-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: 25 June 2025

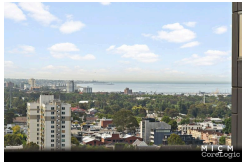


**1207/245-251 CITY ROAD
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$485,000** Sold Date **19-Apr-25**

Distance **0km**

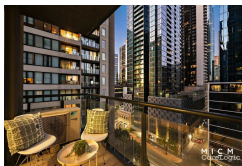


**2207/241-243 CITY ROAD
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$509,000** Sold Date **12-Mar-25**

Distance **0.03km**



**101/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$519,999** Sold Date **30-Apr-25**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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