

# 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

2402/135 City Road, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$638,000

### Median sale price\*

Median price \$575,000

Property Type Unit

Suburb Southbank

Period - From 19/12/2024 to 19/06/2025

Source

### 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 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 |
|---|---------------------------------|-----------|--------------|
| 1 | 3813/151 City Rd SOUTHBANK 3006 | \$635,000 | 23/05/2025   |
| 2 | 1712/151 City Rd SOUTHBANK 3006 | \$595,000 | 01/05/2025   |
| 3 | 202/183 City Rd SOUTHBANK 3006  | \$637,580 | 17/03/2025   |

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 six months.~~

This Statement of Information was prepared on:

19/06/2025 10:23

2402/135 City Road, Southbank Vic 3006



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$580,000 - \$638,000  
**Median Unit Price \***  
19/12/2024 - 19/06/2025: \$575,000  
\* Agent calculated median

## Comparable Properties



3813/151 City Rd SOUTHBANK 3006 (REI)

Agent Comments



**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 23/05/2025  
**Property Type:** Apartment



1712/151 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 01/05/2025  
**Property Type:** Apartment  
**Land Size:** 80 sqm approx



202/183 City Rd SOUTHBANK 3006 (REI)

Agent Comments



**Price:** \$637,580  
**Method:** Private Sale  
**Date:** 17/03/2025  
**Property Type:** Apartment

Account - D Station Real Estate



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