## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  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 \$1,150,000 & \$1,210,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$535,000 Property type Other Suburb Southbank  Period-from 01 Jul 2024 to 30 Jun 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	Property offered for sal	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between \$1,150,000 & \$1,210,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$535,000 Property type Other Suburb Southbank  Period-from 01 Jul 2024 to 30 Jun 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.	Including suburb and	1707/56 DORCAS STREET SOUTHBANK VIC 3006						
Median sale price  (*Delete house or unit as applicable)  Median Price \$535,000 Property type Other Suburb Southbank  Period-from 01 Jul 2024 to 30 Jun 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.	• .	e see consumer.vio	c.gov.aı	ı/underquotin	g (*D	elete single price	e or range as	s applicable)
(*Delete house or unit as applicable)  Median Price \$535,000 Property type Other Suburb Southbank  Period-from 01 Jul 2024 to 30 Jun 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.	Single Price					\$1,150,000	&	\$1,210,000
Period-from 01 Jul 2024 to 30 Jun 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.	•	plicable)						
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.	Median Price	\$535,000	535,000 Property type			Other	Suburb	Southbank
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.	Period-from	01 Jul 2024	to 30 Jun 2025			Source	Corelogic	
	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to						operty for sa	<del>lle.</del>

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: 17 July 2025



В\*