

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

2204/152-166 STURT STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 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

307/152-166 STURT STREET SOUTHBANK VIC 3006	\$635,000	26-Feb-25
2301/152-166 STURT STREET SOUTHBANK VIC 3006	\$645,000	13-Jul-25
1011/152-166 STURT STREET SOUTHBANK VIC 3006	\$612,500	17-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: 04 August 2025

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**307/152-166 STURT STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$635,000** Sold Date **26-Feb-25**

Distance **0km**

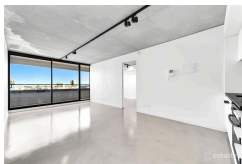


**2301/152-166 STURT STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price ^{RS} **\$645,000** Sold Date **13-Jul-25**

Distance **0km**



**1011/152-166 STURT STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$612,500** Sold Date **17-Feb-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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