

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

2602/201 NORMANBY 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

\$757,000

&

\$832,000

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

84/801 BOURKE STREET DOCKLANDS VIC 3008

\$774,000

24-May-25

4705/81 CITY ROAD SOUTHBANK VIC 3006

\$785,888

17-Mar-25

2104/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

\$830,000

21-Mar-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.~~

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**84/801 BOURKE STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS} **\$774,000** Sold Date **24-May-25**

Distance **1.05km**



**4705/81 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price

\$785,888 Sold Date **17-Mar-25**

Distance **1.53km**



**2104/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$830,000 Sold Date **21-Mar-25**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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