## 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	336/183 City Road, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$425,000	&	\$450,000
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#### Median sale price

Median price	\$555,000	Pro	perty Type	Unit		Suburb	Southbank
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

## 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

Add	dress of comparable property	Price	Date of sale
1	309/88 Kavanagh St SOUTHBANK 3006	\$450,000	04/04/2025
2	13/83 Whiteman St SOUTHBANK 3006	\$425,000	02/04/2025
3	2309/45 Haig St SOUTHBANK 3006	\$452,000	30/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/07/2025 11:52









Property Type: Apartment

Agent Comments

Indicative Selling Price \$425,000 - \$450,000 Median Unit Price Year ending June 2025: \$555,000

# Comparable Properties

309/88 Kavanagh St SOUTHBANK 3006 (REI)

1

**—** 

1

**Price:** \$450,000 **Method:** 

Date: 04/04/2025 Property Type: Unit **Agent Comments** 

13/83 Whiteman St SOUTHBANK 3006 (REI)

1





Agent Comments

**Price:** \$425,000 **Method:** 

Date: 02/04/2025 Property Type: Unit

2309/45 Haig St SOUTHBANK 3006 (REI)

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1

Agent Comments

Price: \$452,000 Method: Private Sale Date: 30/06/2025

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011





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