

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

3708/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$532,500 Property Type Unit Suburb Southbank

Period - From 01/04/2025 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 | Price | Date of sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 3109/1 Freshwater PI SOUTHBANK 3006 | \$600,000 | 11/04/2025 |
| 2 | 2403/1 Freshwater PI SOUTHBANK 3006 | \$640,000 | 02/04/2025 |
| 3 | 1803/1 Freshwater PI SOUTHBANK 3006 | \$630,000 | 05/03/2025 |

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:

08/07/2025 17:47



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median Unit Price
June quarter 2025: \$532,500

Comparable Properties



3109/1 Freshwater PI SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment
Land Size: 70 sqm approx



2403/1 Freshwater PI SOUTHBANK 3006 (REI/VG)

Agent Comments

1 1 1

Price: \$640,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment



1803/1 Freshwater PI SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000
Method: Sold Before Auction
Date: 05/03/2025
Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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