

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

1011/9 POWER 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 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

1501/50 HAIG STREET SOUTHBANK VIC 3006	\$540,000	19-Dec-24
22A/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$530,000	03-Apr-25
2408/151 CITY ROAD SOUTHBANK VIC 3006	\$520,080	21-May-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: 24 July 2025

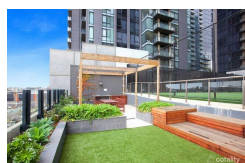
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**1501/50 HAIG STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$540,000** Sold Date **19-Dec-24**Distance **0.58km****22A/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$530,000** Sold Date **03-Apr-25**Distance **0.24km****2408/151 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price **\$520,080** Sold Date **21-May-25**Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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