

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

6207/18 HOFF BOULEVARD 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

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

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

2106/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$1,500,000	07-May-25
201/193 ROUSE STREET PORT MELBOURNE VIC 3207	\$1,550,000	02-Mar-25
2604/14 KAVANAGH STREET SOUTHBANK VIC 3006	\$1,485,500	13-Jun-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: 07 August 2025



2106/18 CLAREMONT STREET SOUTH YARRA VIC 3141

3 2 2

Sold Price ^{RS} **\$1,500,000** Sold Date **07-May-25**

Distance **2.99km**



201/193 ROUSE STREET PORT MELBOURNE VIC 3207

3 2 2

Sold Price **\$1,550,000** Sold Date **02-Mar-25**

Distance **2.84km**



2604/14 KAVANAGH STREET SOUTHBANK VIC 3006

3 3 2

Sold Price ^{RS} **\$1,485,500** Sold Date **13-Jun-25**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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