

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

57/1 Riverside Quay, Southbank Vic 3006

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$555,000

Property 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	Price	Date of sale
1	2604/14 Kavanagh St SOUTHBANK 3006	\$1,485,500	14/06/2025
2	5906/18 Hoff Blvd SOUTHBANK 3006	\$1,506,000	26/02/2025
3	7201/70 Southbank Blvd SOUTHBANK 3006	\$1,528,000	24/01/2025

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:

16/07/2025 16:14



3 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Unit Price
Year ending June 2025: \$555,000

Comparable Properties



2604/14 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

3 3 2

Price: \$1,485,500
Method: Auction Sale
Date: 14/06/2025
Property Type: Apartment

5906/18 Hoff Blvd SOUTHBANK 3006 (VG)

Agent Comments

3 - -

Price: \$1,506,000
Method: Sale
Date: 26/02/2025
Property Type: Strata Unit/Flat

7201/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

3 - -

Price: \$1,528,000
Method: Sale
Date: 24/01/2025
Property Type: Strata Unit/Flat