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	57/1 Riverside Quay, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
Range between	\$1,450,000	&	\$1,550,000

Median sale price

Median price	\$555,000	Pro	perty Type Ur	nit		Suburb	Southbank
Period - From	01/07/2024	to	30/06/2025	So	urce	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	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

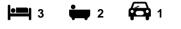
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/07/2025 16:14









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)

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

Property Type: Apartment

Agent Comments

5906/18 Hoff Blvd SOUTHBANK 3006 (VG)



Agent Comments

Price: \$1,506,000 Method: Sale Date: 26/02/2025

Property Type: Strata Unit/Flat

7201/70 Southbank Blvd SOUTHBANK 3006 (VG)

Price: \$1,528,000 Method: Sale Date: 24/01/2025

Property Type: Strata Unit/Flat

Agent Comments

Account - VICPROP | P: 03 8888 1011



