

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

612/45 HAIG 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

\$390,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2201/8 DOWNIE STREET MELBOURNE VIC 3000	\$415,000	01-Oct-24
2310/8 DOWNIE STREET MELBOURNE VIC 3000	\$410,000	09-Dec-24
1713/8 MARMION PLACE DOCKLANDS VIC 3008	\$390,000	14-Dec-24

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: 30 June 2025



**2201/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$415,000

Sold Date

01-Oct-24

Distance

0.77km



**2310/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$410,000

Sold Date

09-Dec-24

Distance

0.77km



**1713/8 MARMION PLACE
DOCKLANDS VIC 3008**

1 1 1

Sold Price

\$390,000

Sold Date

14-Dec-24

Distance

2.03km



**2/336-376 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$465,000**

Sold Date

17-Mar-25

Distance

2.26km

RS = Recent sale

UN = Undisclosed Sale

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