

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

823/152 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$566,800 Property Type Unit Suburb Southbank

Period - From 30/07/2024 to 29/07/2025 Source Property Data

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	905/38 Albert Rd SOUTH MELBOURNE 3205	\$600,000	21/07/2025
2	203/152 Sturt St SOUTHBANK 3006	\$555,000	26/05/2025
3	28/161 Sturt St SOUTHBANK 3006	\$595,000	17/04/2025

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:

30/07/2025 08:58



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
30/07/2024 - 29/07/2025: \$566,800

Comparable Properties



905/38 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment

203/152 Sturt St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$555,000
Method: Sale
Date: 26/05/2025
Property Type: Flat/Unit/Apartment (Res)



28/161 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment